

# REINVENT PHOENIX

## CURRENT STATE ASSESSMENT & TRANSITION STRATEGY FOR SUSTAINABLE HOUSING IN THE GATEWAY TRANSIT DISTRICT APPENDIX

Partners:



City of Phoenix



St. Luke's Health Initiatives



GLOBAL INSTITUTE  
of SUSTAINABILITY  
ARIZONA STATE UNIVERSITY



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# Current State Assessment and Transition Strategy for Sustainable Housing in the Gateway District, Phoenix

## APPENDIX

Report submitted to the City of Phoenix Planning and Development Department by the ASU-SOS Team for the project grant “Reinvent Phoenix – Cultivating Equity, Engagement, Economic Development and Design Excellence with Transit-Oriented Development”, funded by the U.S. Department of Housing and Urban Development (HUD)

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## Appendix 1: The Current State of Housing and Population in the Gateway District

This appendix contains descriptive data on housing conditions in Gateway through a series of tables, charts, and maps.

### Housing and Population Density

Locations of high population density (Figure 1) and housing density (Figure 2) are scattered throughout the district, but somewhat concentrated in the central and west side of the district.

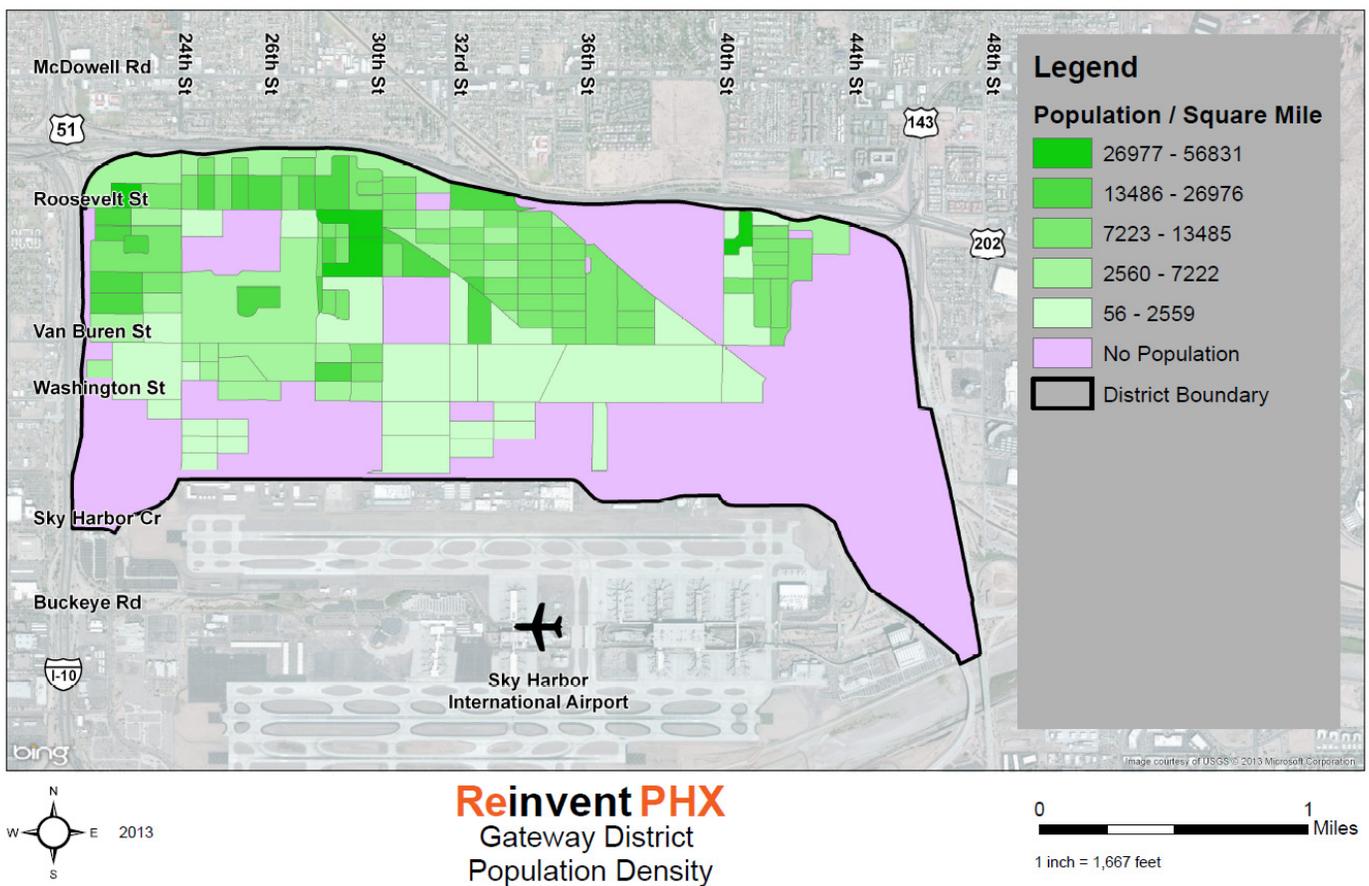


Figure 1. Gateway District Population Density

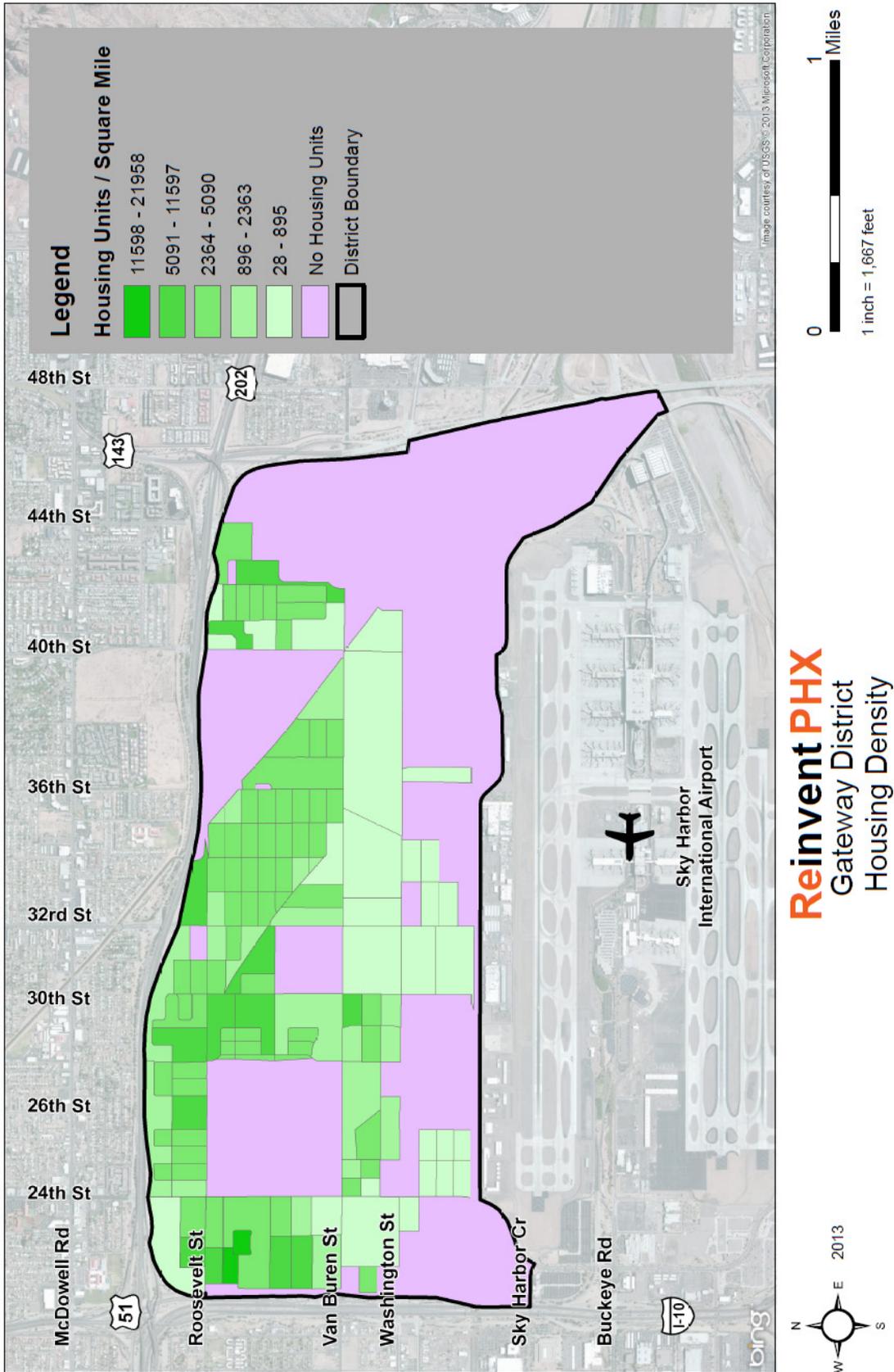


Figure 2. Gateway District Housing Density

## Housing Types

Gateway has a variety of housing types and sizes. There are around 4500 homes in the district. Based on census track data, single-family detached homes are the predominant housing type (Figure 3). The majority of the homes have one or two bedrooms (Figure 4). Map 2 compares the housing type distribution between the five Reinvent Phoenix planning districts.

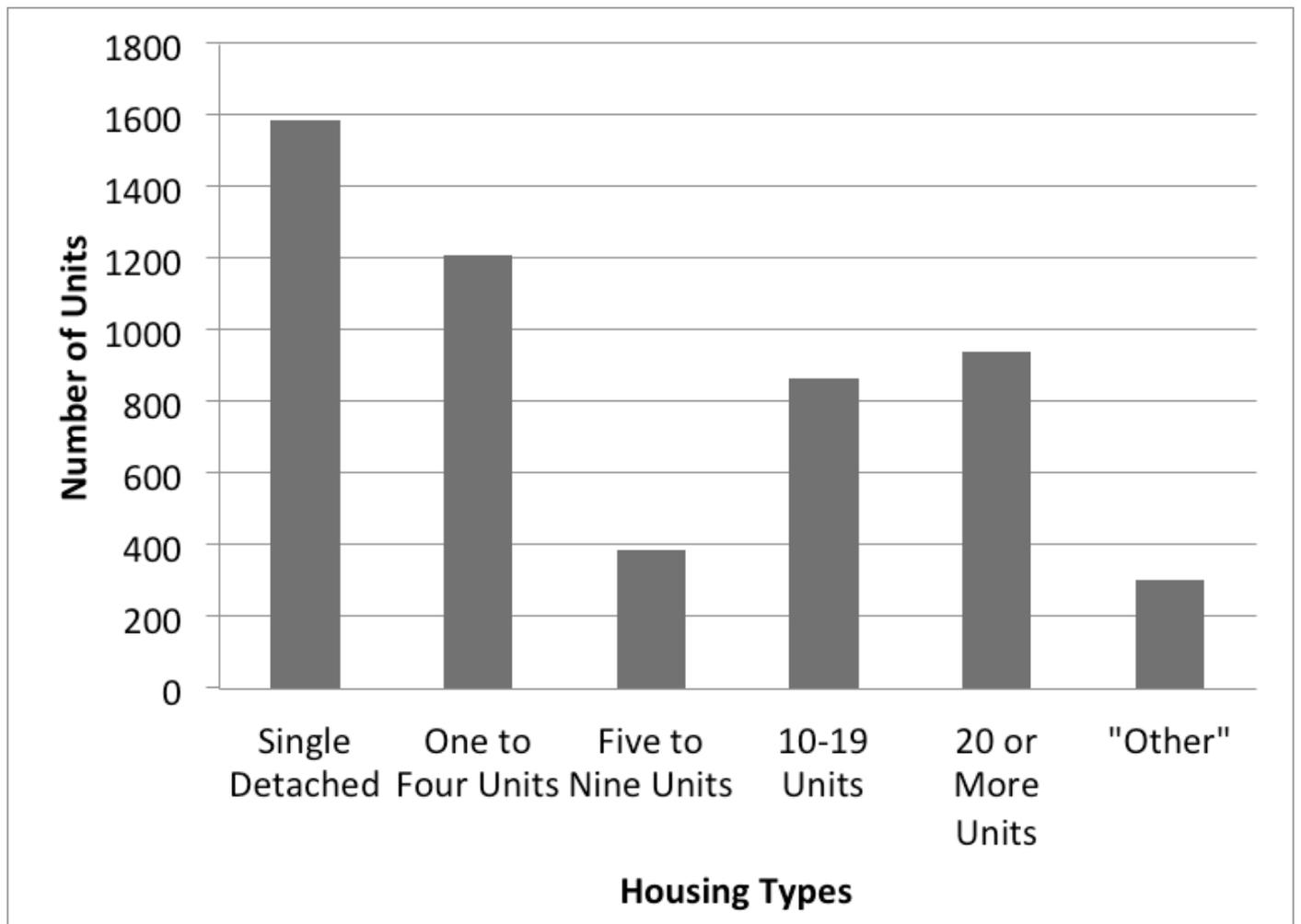


Figure 3. Gateway District Housing Types ("Other" includes mobile homes and boat, etc.).

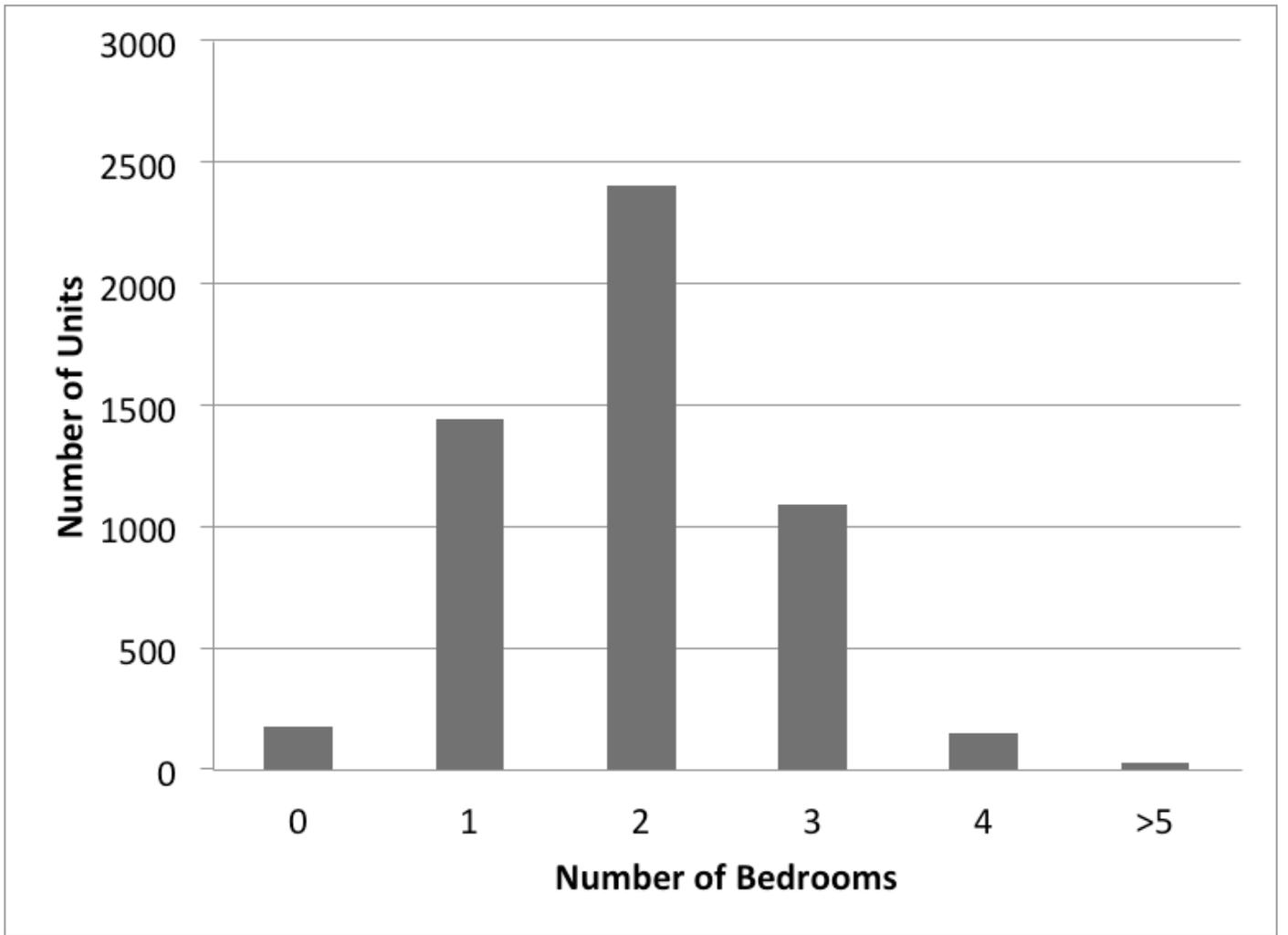


Figure 4. Gateway District Housing Sizes by Number of Bedrooms

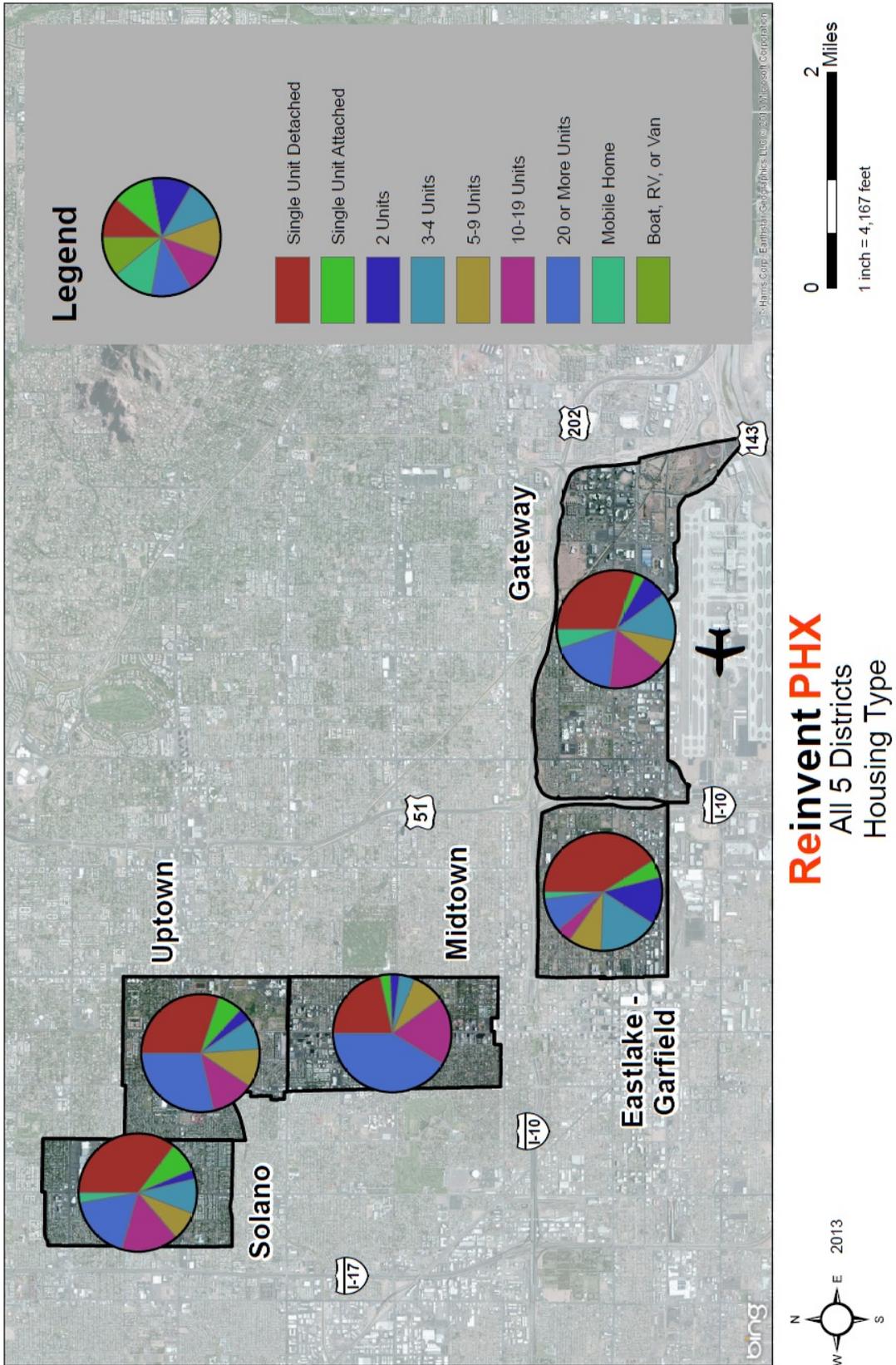


Figure 5. Distribution of Housing Types in the five Reinvent Phoenix Districts.

## Housing Age

About half of Gateway's homes were built before 1980, and 10% before 1950 (Figure 6). This is both an asset and a liability. Gateway also has experienced recent new housing construction, with just over one-third of its homes built in the 2000s. Figure 7 shows that older homes are concentrated in the central and western parts of the district.



Figure 6. Gateway Housing Age Distribution

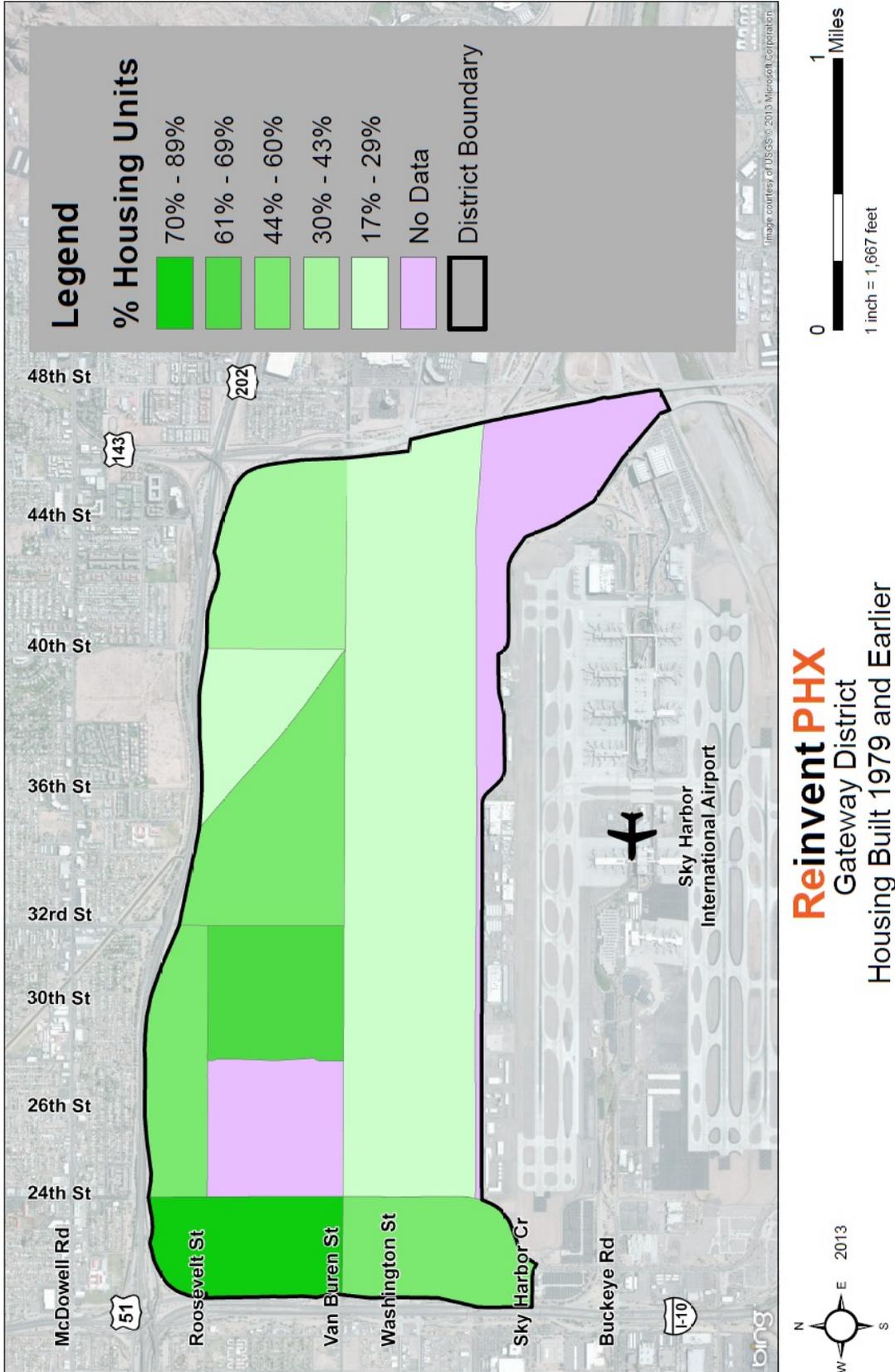


Figure 7. Map of share of housing built before 1979.

## Overcrowding

Gateway district has high rates of overcrowding, with 9.1% of units overcrowded (1 to 1.5 persons per room) and 3.1% severely overcrowded (greater than 1.5 persons per room).

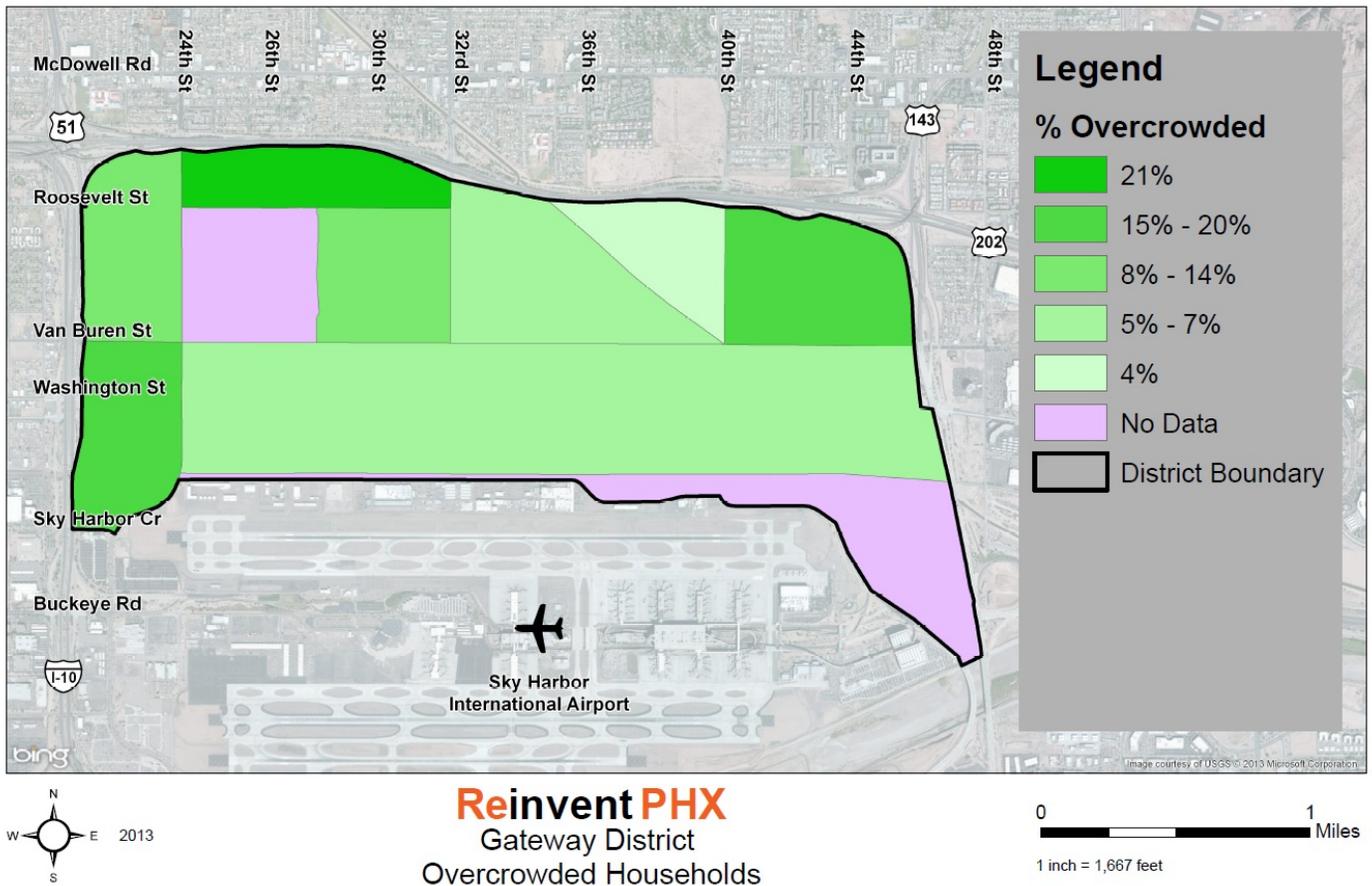


Figure 8. Map of overcrowding rates

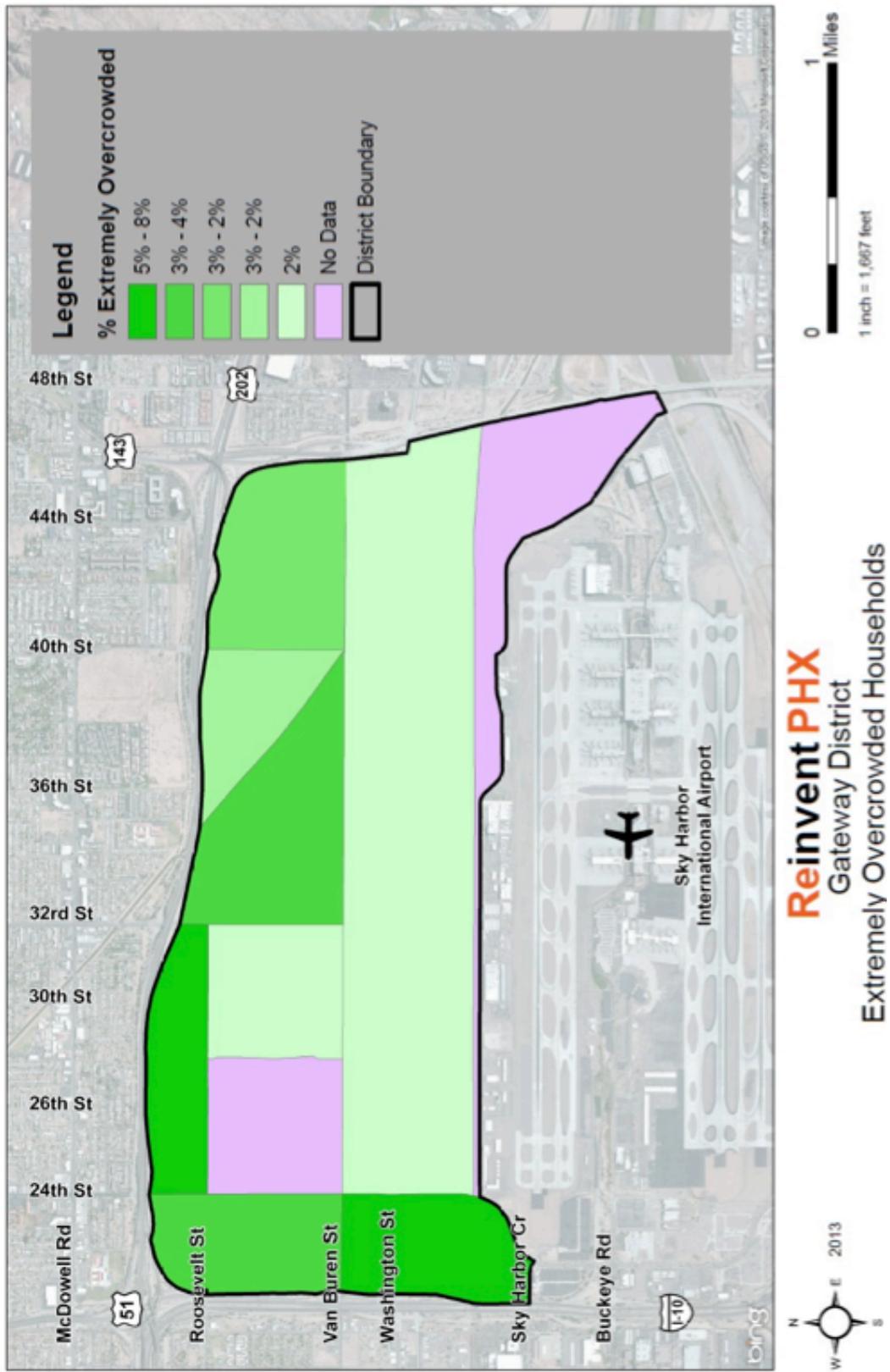


Figure 9. Map of severe overcrowding rates

## Housing and Transportation Costs

Figures 11, 12 and 13 show the median housing costs for the five districts for renters, owners and owners without a mortgage, respectively. Gateway generally shows similar costs of housing compared to other districts, though in some blocks, costs are quite low. Combined with income constraints however, many households are housing cost burdened throughout the district, as shown in Figure 14.

Estimates of housing and transportation costs are shown in Figure 15. Figure 16 shows that few households in the district can live without an automobile, which raises transportation costs. Figure 17 shows the home zip codes of workers who work in the Gateway District, while Figure 18 shows the work location of Gateway District residents. It is evident that many of these commutes are difficult to do by public transit, thus explaining the high car ownership in the district.

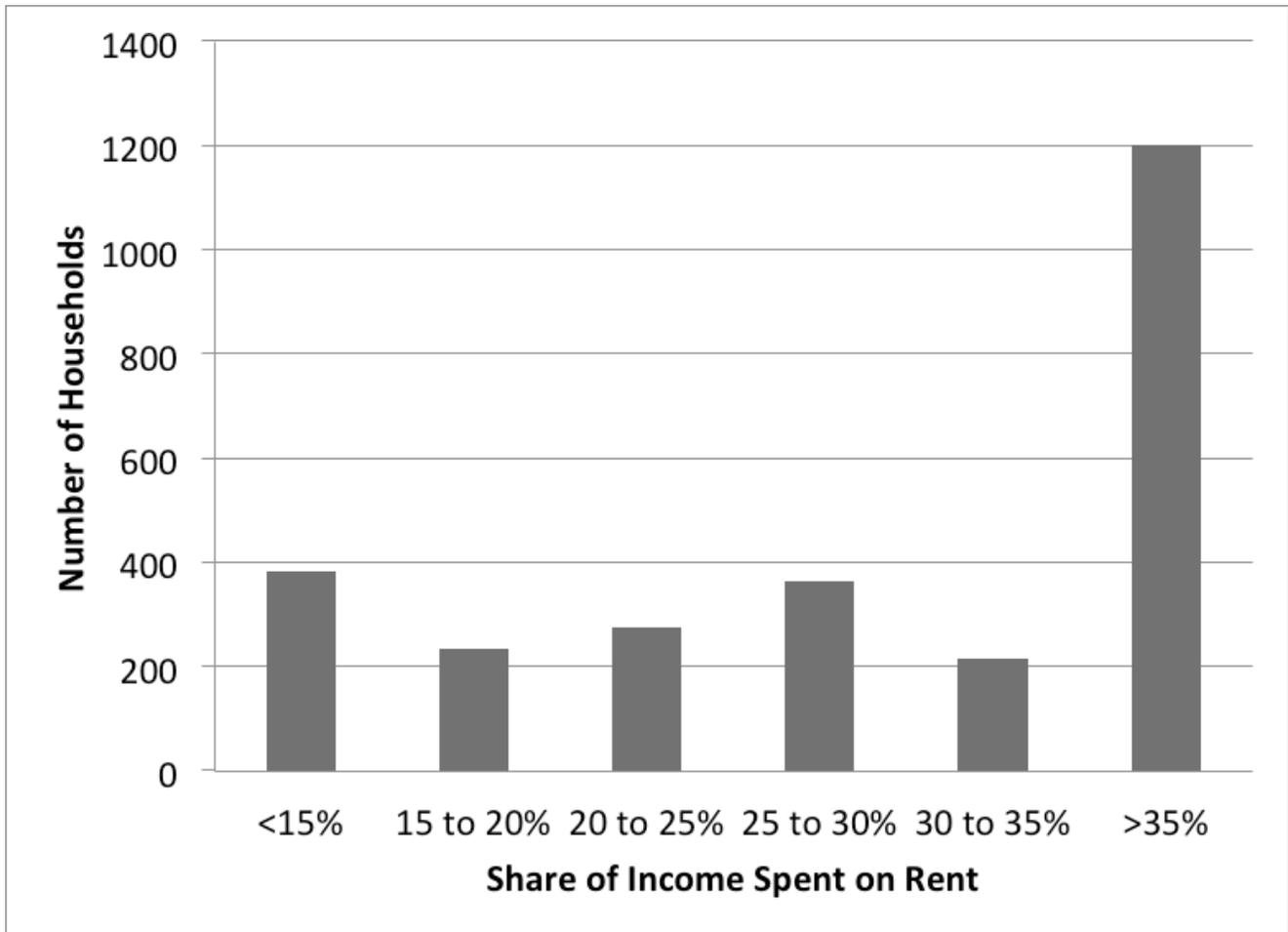


Figure 10. Share of households with different housing burdens.

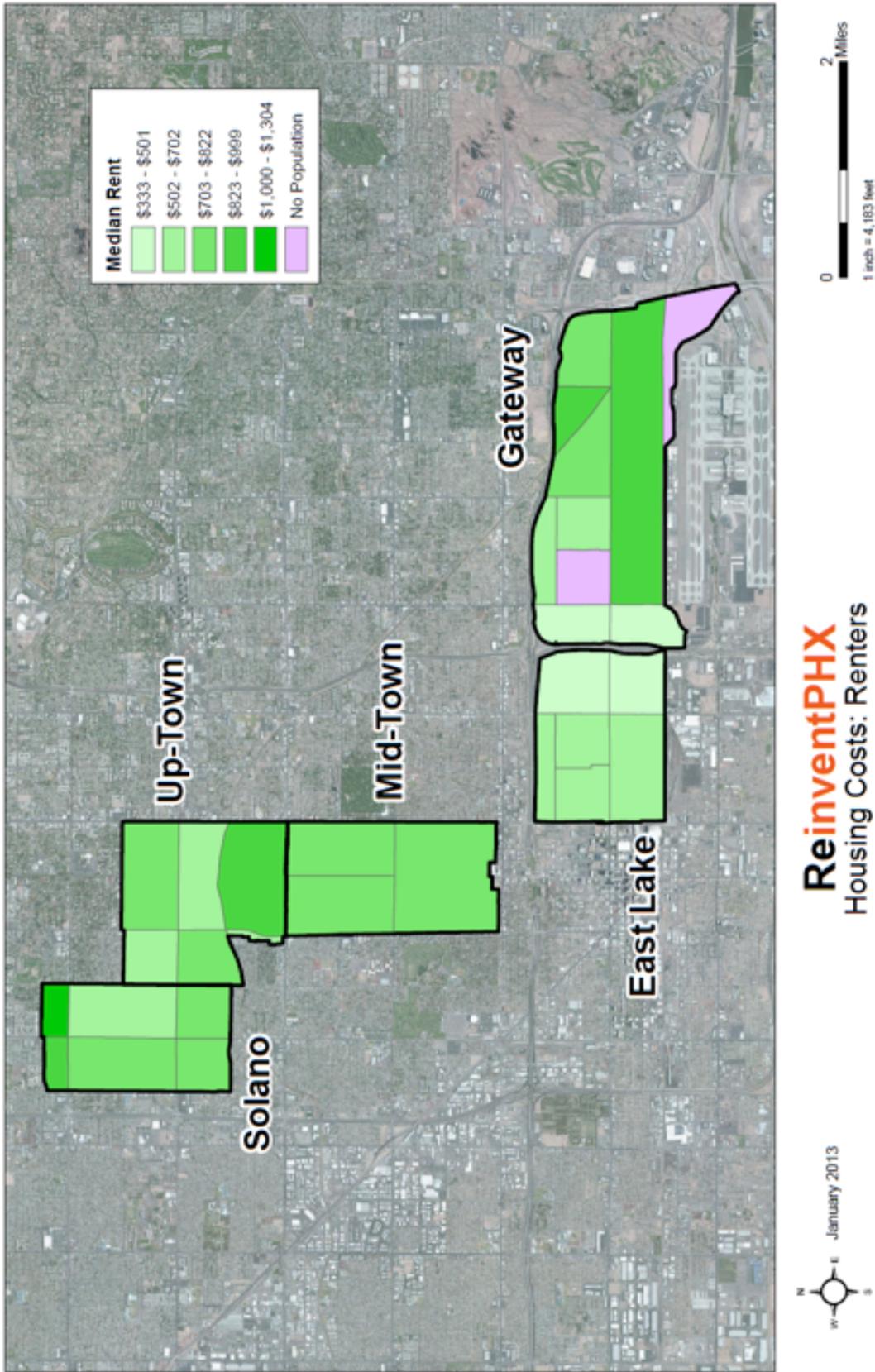


Figure 11. Housing costs for renters in the Reinvent Phoenix districts.

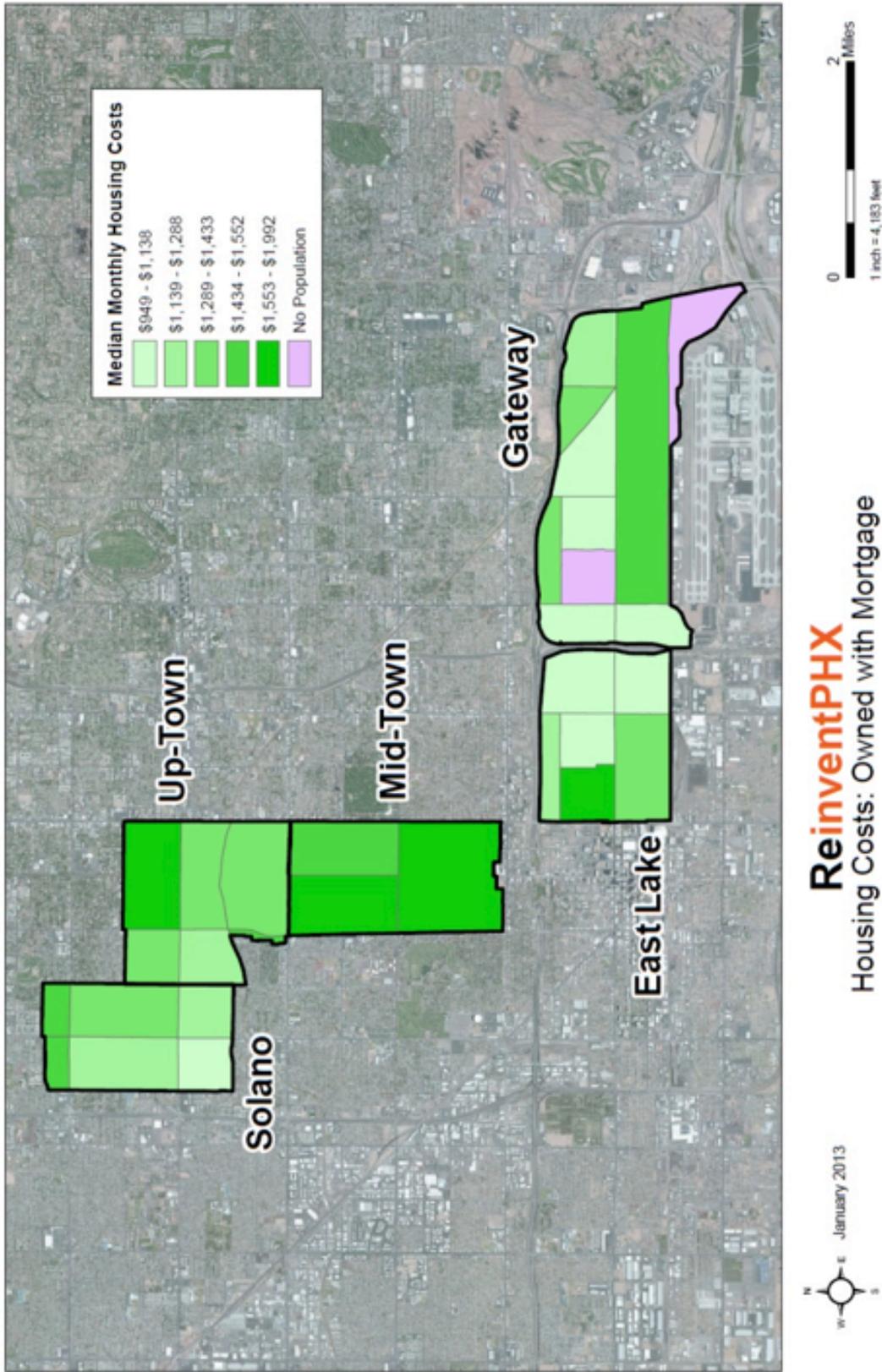


Figure 12. Housing Costs for Owners in the Reinvent Phoenix districts.

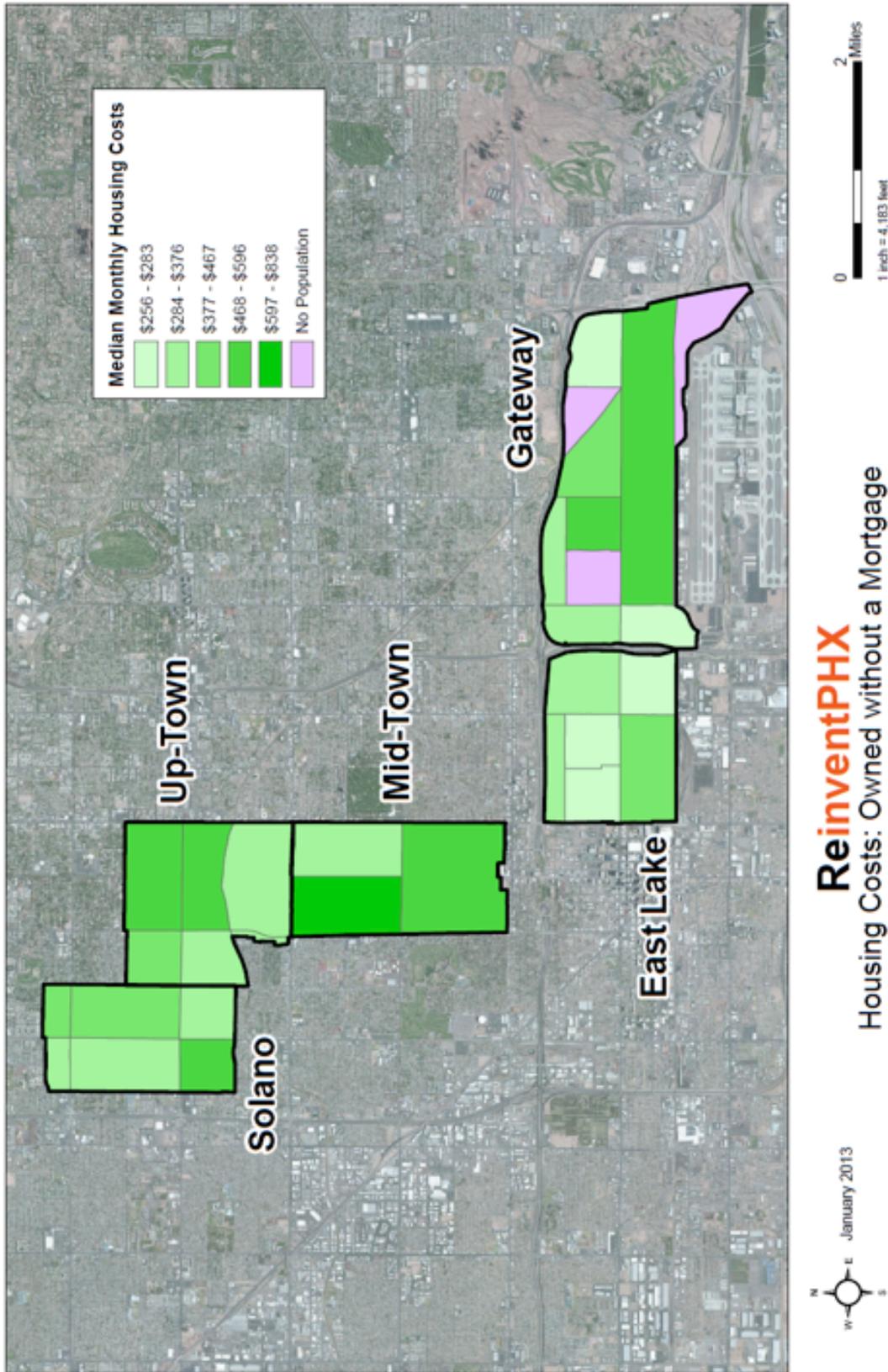


Figure 13. Housing costs for owners without mortgages in the reinvent phoenix districts.

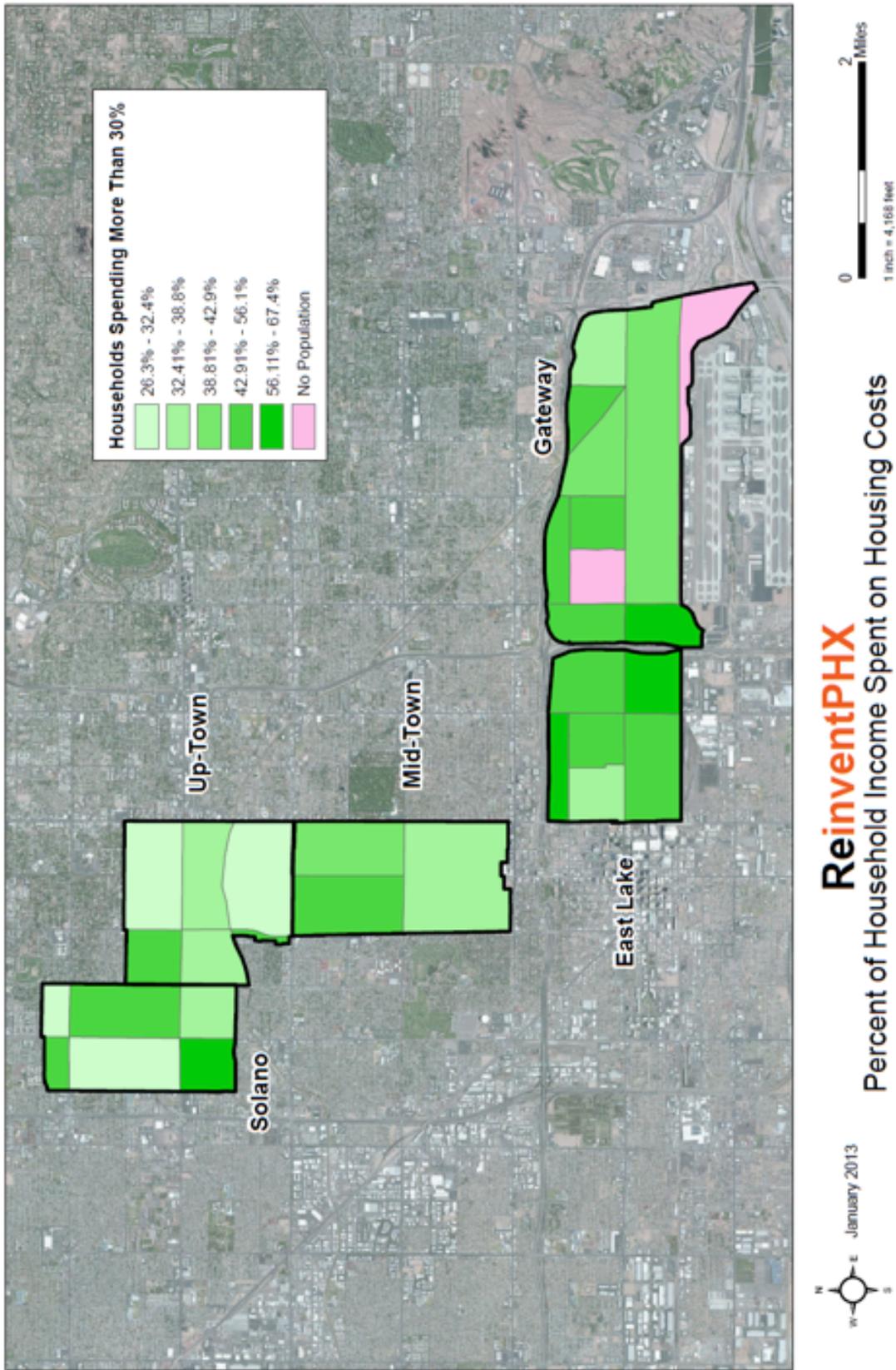
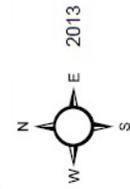
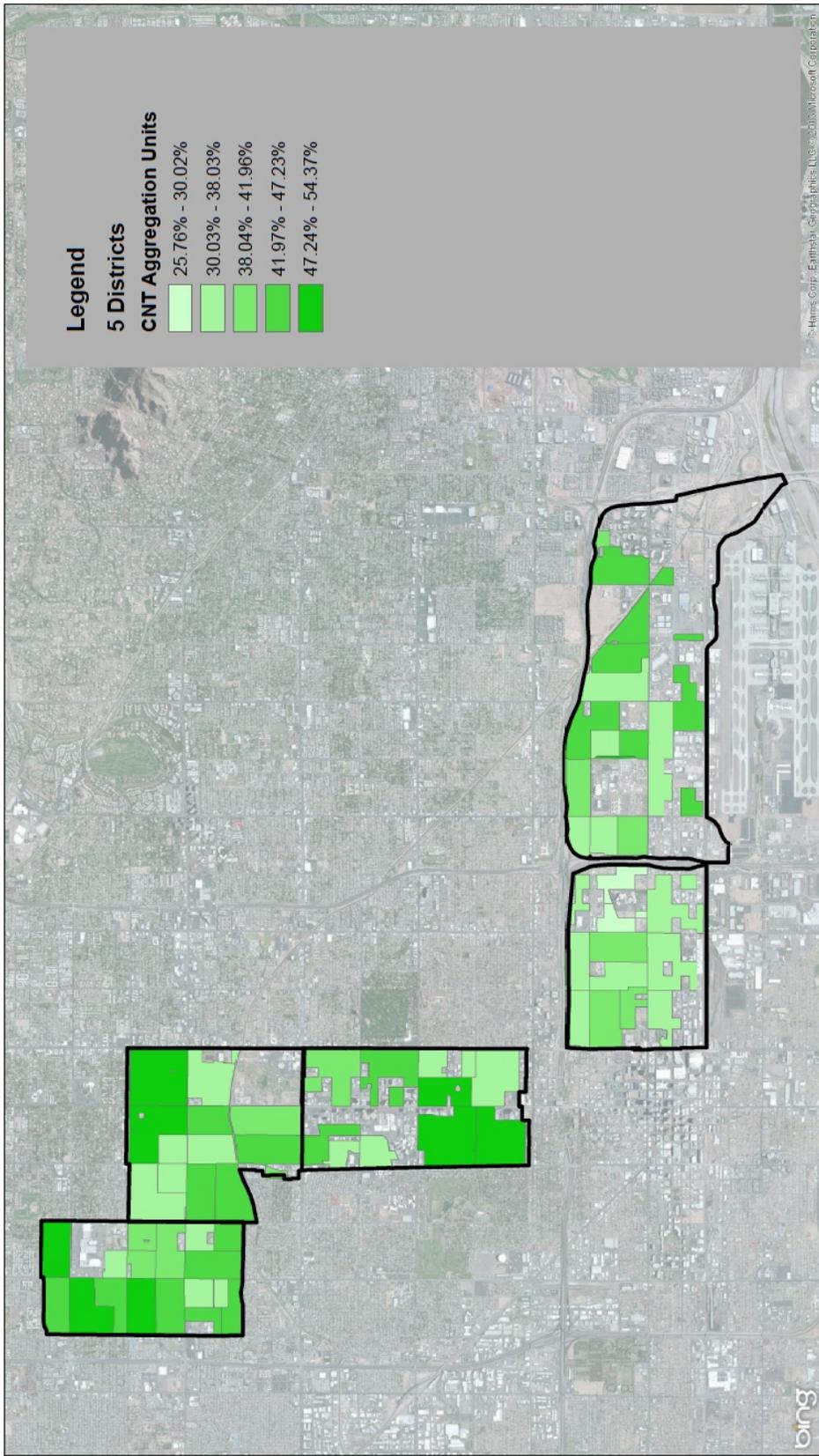


Figure 14. Housing costs-burdened households in the reinvent phoenix districts.



**Reinvent PHX**  
 5 Districts  
 Housing and Transportation Costs as a Percent of Income

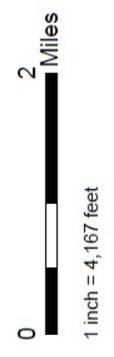


Figure 15. Housing and transportation cost burdens

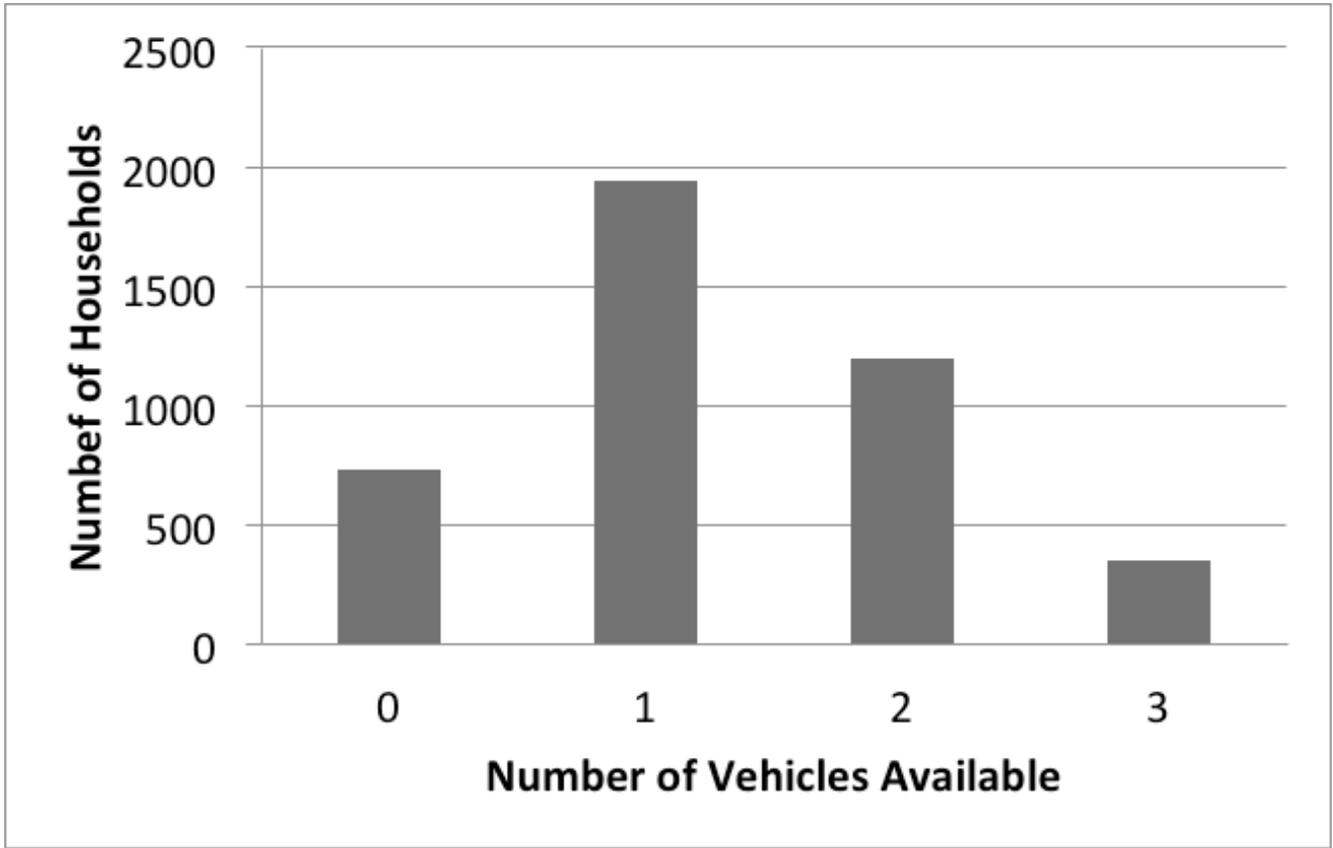


Figure 16. Vehicle ownership in Gateway District

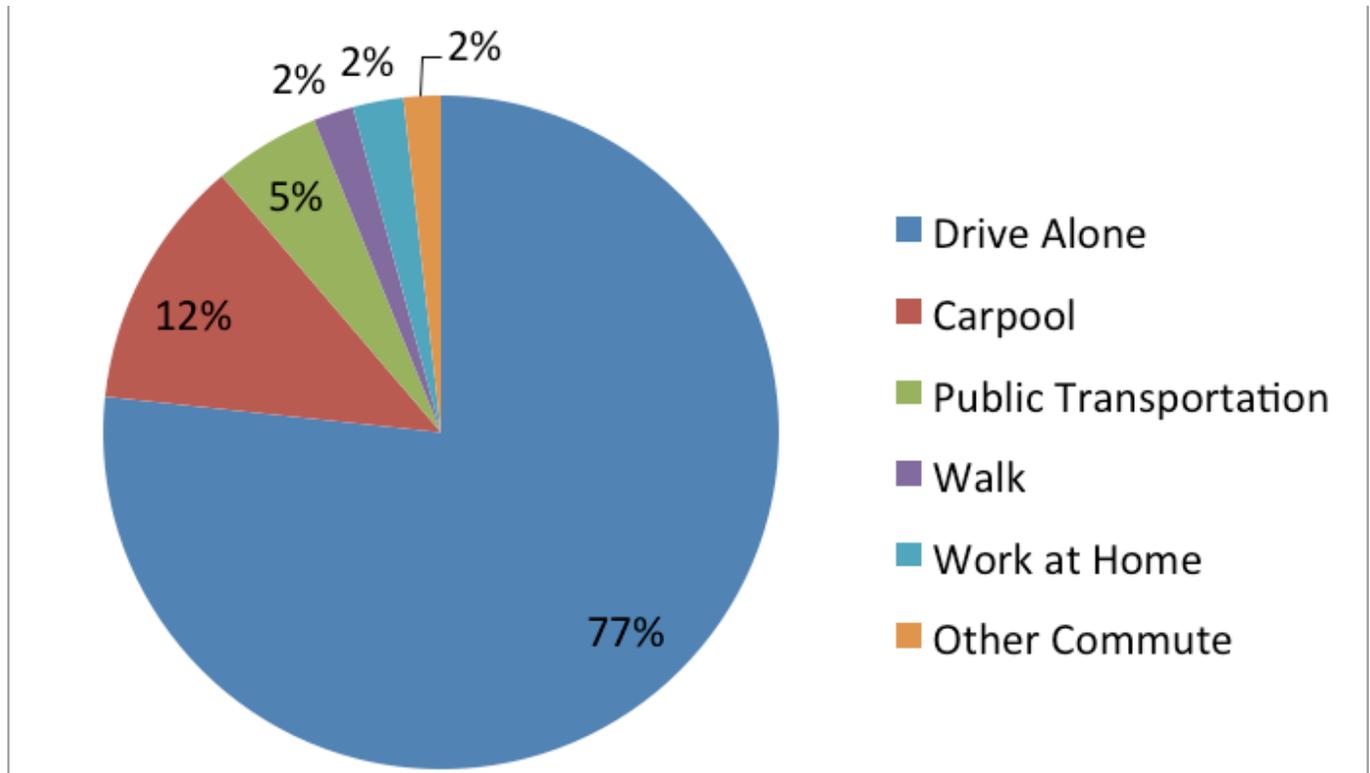


Figure 17. Transportation mode to work for workers in the Gateway District

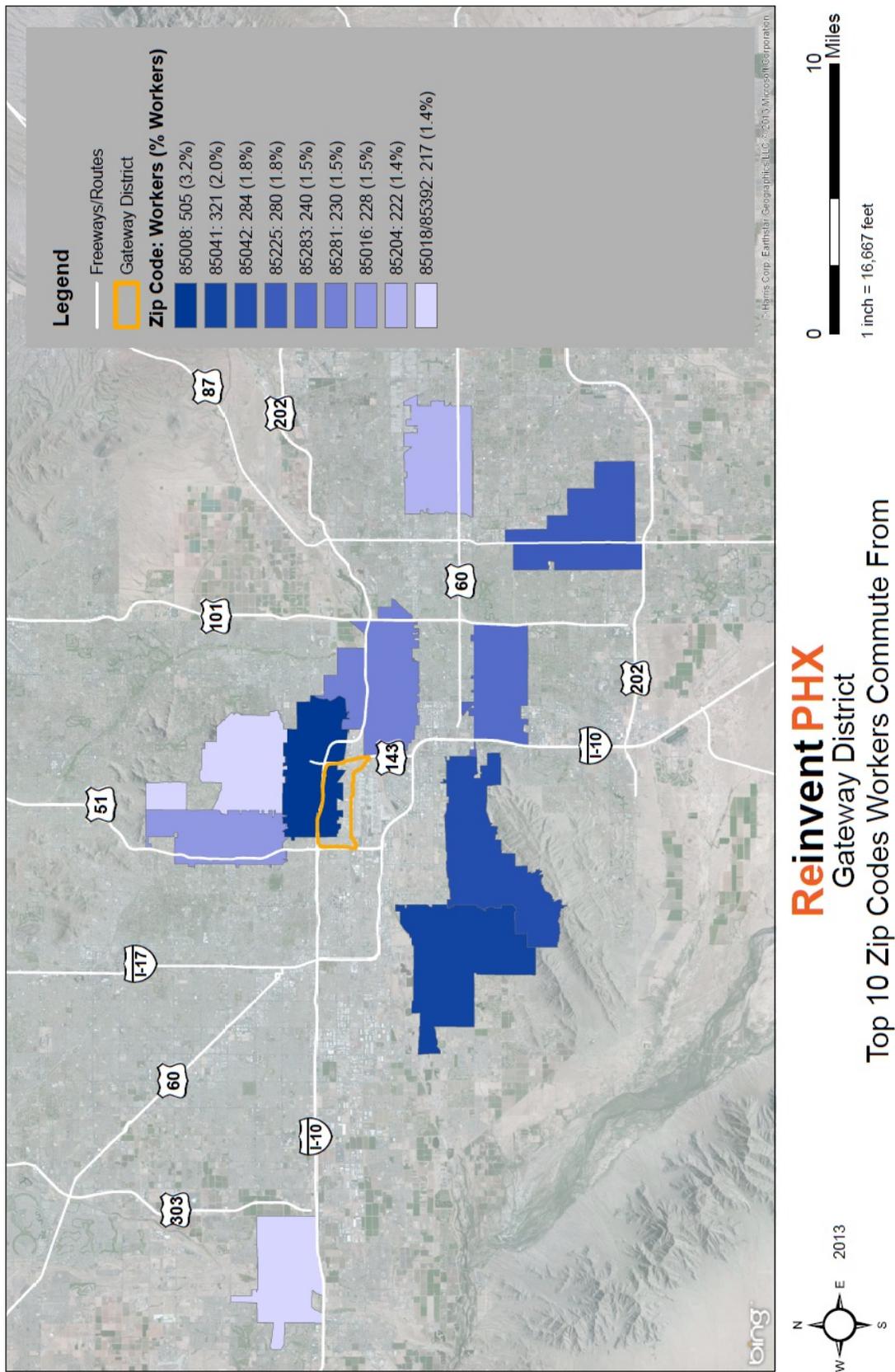


Figure 18. Top ten zip codes for workers who work within the Gateway District

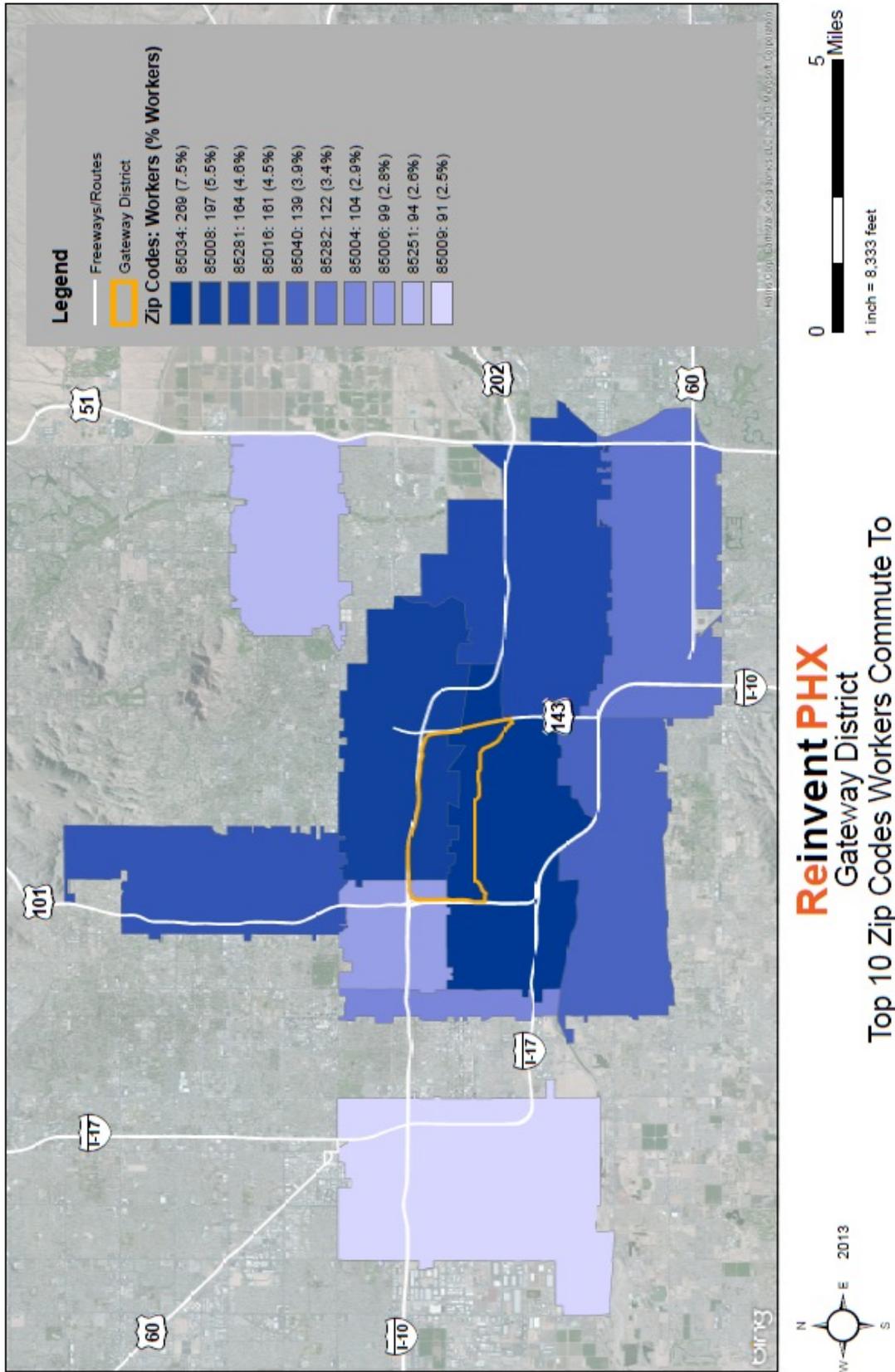


Figure 19. Top ten zip codes to which residents of Gateway District commute.

## Household Demographics

American Community Survey data (2007 to 2011 series) was used to create a profile of district demographic characteristics relevant to current housing consumption. Table 1 summarizes key demographic and housing cost information.

Table 1. Summary table of household demographics in the Gateway district.

Variable	Totals	Share of Totals or Subtotals
Total Population	12,987	
Total Housing Units	5,282	
Occupied Housing Units	4,215	
Vacant Housing Units	1,067	20.2%
Owner Vacancy Rate	5.9%	
Rental Vacancy Rate	17.7%	
Owner Occupied	1,203	28.5%
Renter Occupied	3,012	71.5%
Average Owner Household Size	3.1	
Average Renter Household Size	2.7	
1 Person or Less Per Room (Not Overcrowded)	3,697	87.7%
1.01 to 1.5 People Per Room (Overcrowded)	385	9.1%
1.51 People or More Per Room (Extremely Overcrowded)	133	3.1%
Median Value of an Owner Occupied Housing Unit		
Median Selected Monthly Owned With Mortgage Costs	\$1,187	
Median Selected Monthly Owned Without Mortgage Costs	\$432	
Median Rent	\$735	
Population 16 and Older	9,068	
Workers 16 and Older	4,509	
Civilian Labor Force	4,959	
In Armed Forces	0	0.0%
Employed Civilians	4,570	92.2%
Unemployed Civilians	389	7.8%
Median Household Income	\$29,852	
Median Household Income Owner	\$40,661	
Median Household Income Renter	\$27,160	
Per Capita Income	\$13,621	
Median Monthly Housing Costs	\$769	
Median Monthly Housing Costs Owner	\$986	
Median Monthly Housing Costs Renter	\$735	
Population for whom Poverty Status is Determined	12,287	
Below 100% of Poverty Level	5,410	44.0%

Below 50% of Poverty Level	3,509	28.6%
Below 200% of Poverty Level	8,673	70.6%
Population 25 Years and Older	6,553	
Less than High School Graduate	2,541	38.8%
High School Graduate	1,941	29.6%
Some College or Associates Degree	1,332	20.3%
Bachelors Degree or Higher	738	11.3%

Table 2 compares the household diversities among the different districts.

Table 2. Diversity indices for race and ethnicity, household type, household incomes and housing types.

	Solano	Uptown	Midtown	Eastlake - Garfield	Gateway
Race/Ethnicity Diversity	0.40	0.26	0.27	0.39	0.40
Household Type Diversity	0.51	0.43	0.39	0.49	0.52
Household Income Diversity	0.85	0.86	0.86	0.74	0.86
Housing Type Diversity	0.73	0.72	0.63	0.54	0.80

A. Indices range from zero to 1, with one being perfectly diverse (all groups or types equally represented)

The age distribution of the district shows a profile heavy weighted towards children and youth.

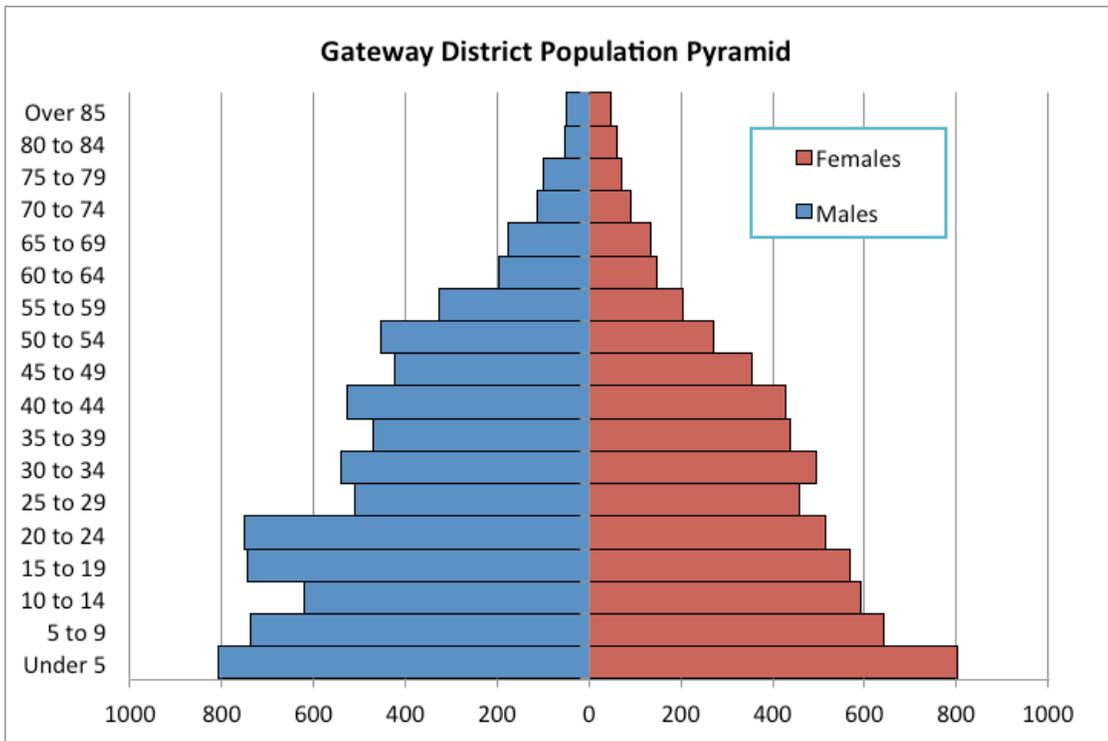


Figure 20. Population Pyramid for the Gateway District.

Figure 21 shows the distribution of income within the district and the five other districts in the Reinvent Phoenix planning area. Figure 22 shows the income breakdown within Gateway District.

Figure 23 shows the occupation of Gateway residents, showing a highly diverse set of occupations. Figure 24 shows the distribution of move-in year for Gateway households, and Figure 25 shows the average household size in the five districts.

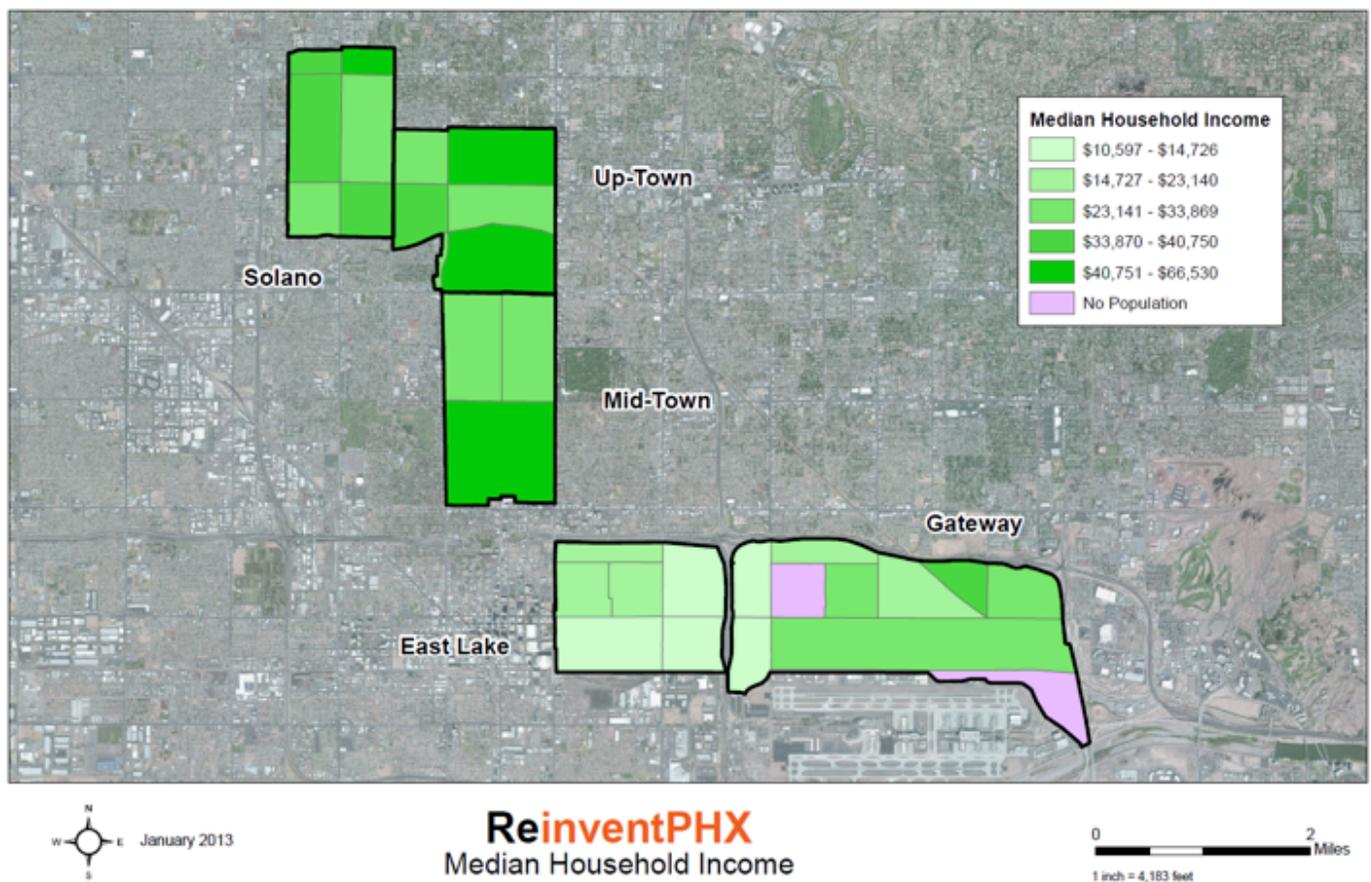


Figure 21. Median Income in the Reinvent Phoenix districts.

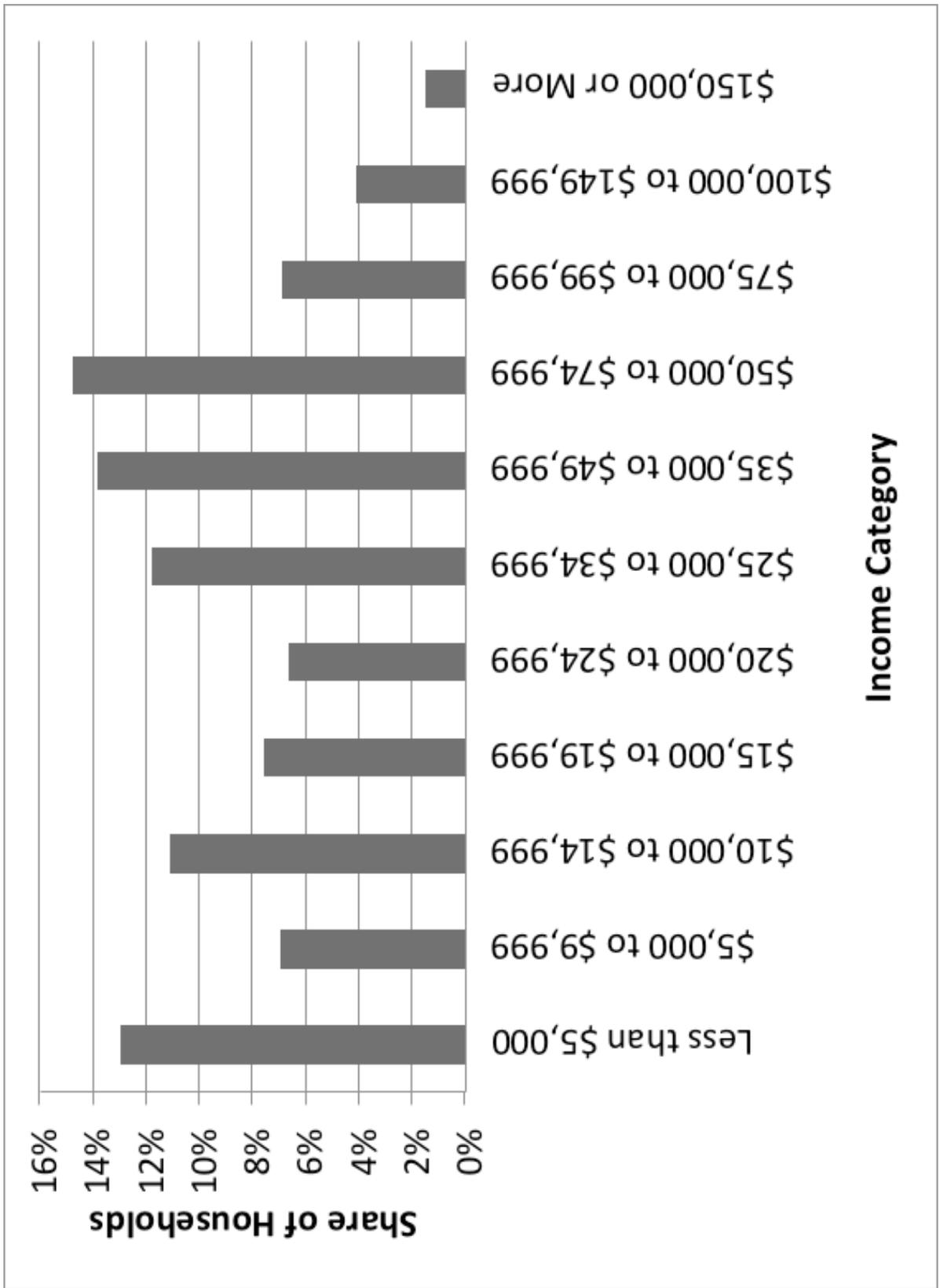


Figure 22. Income distribution in the Gateway districts.

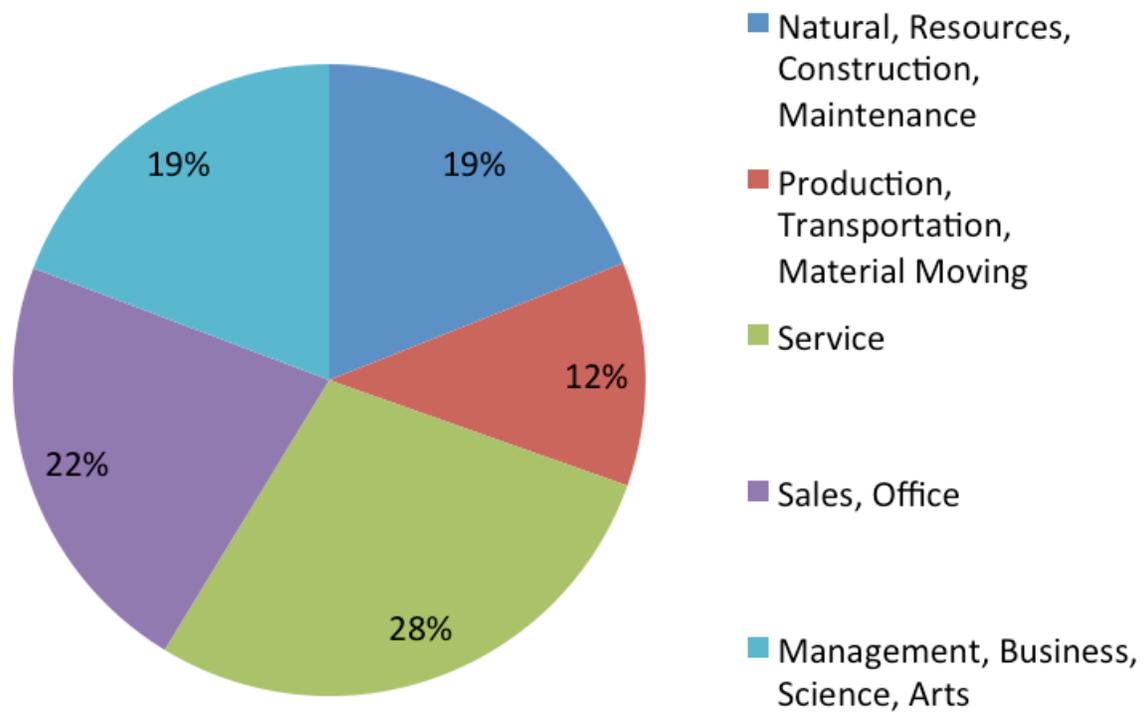


Figure 23. Gateway district residents' occupation types

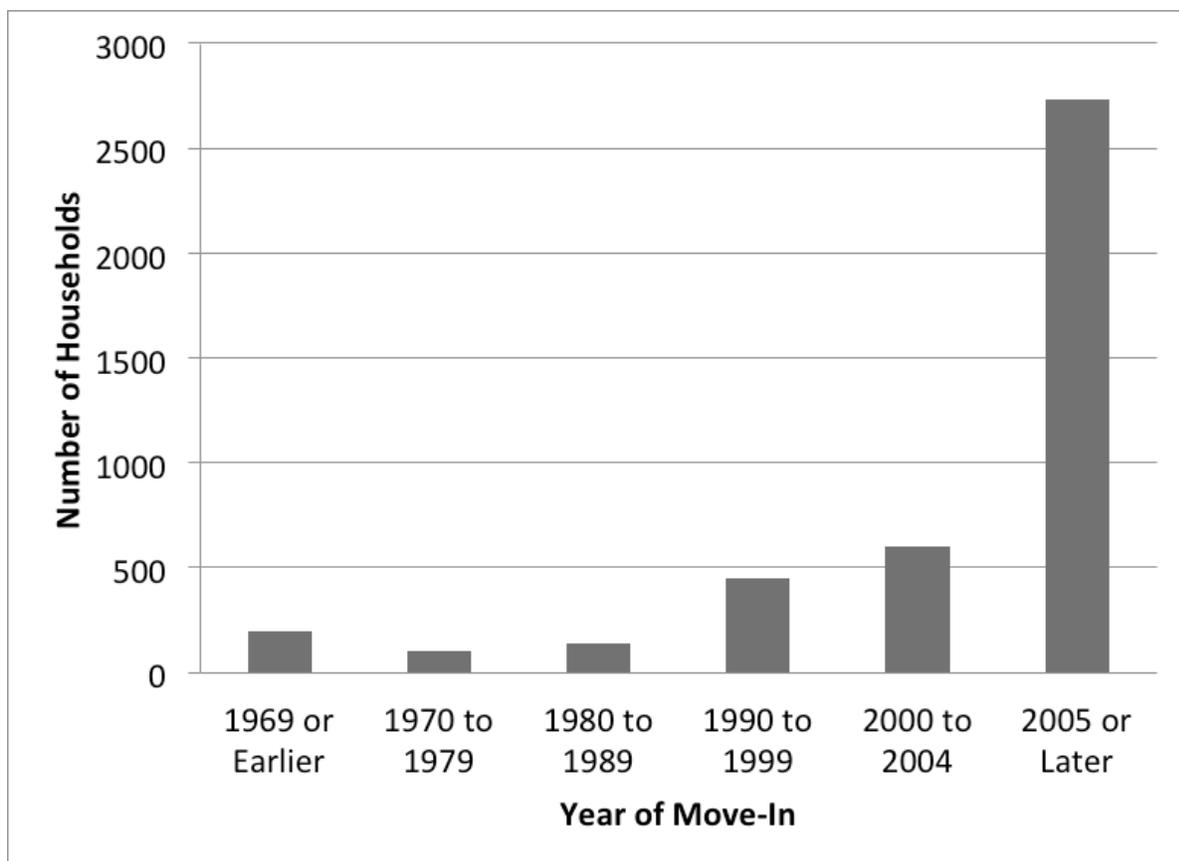
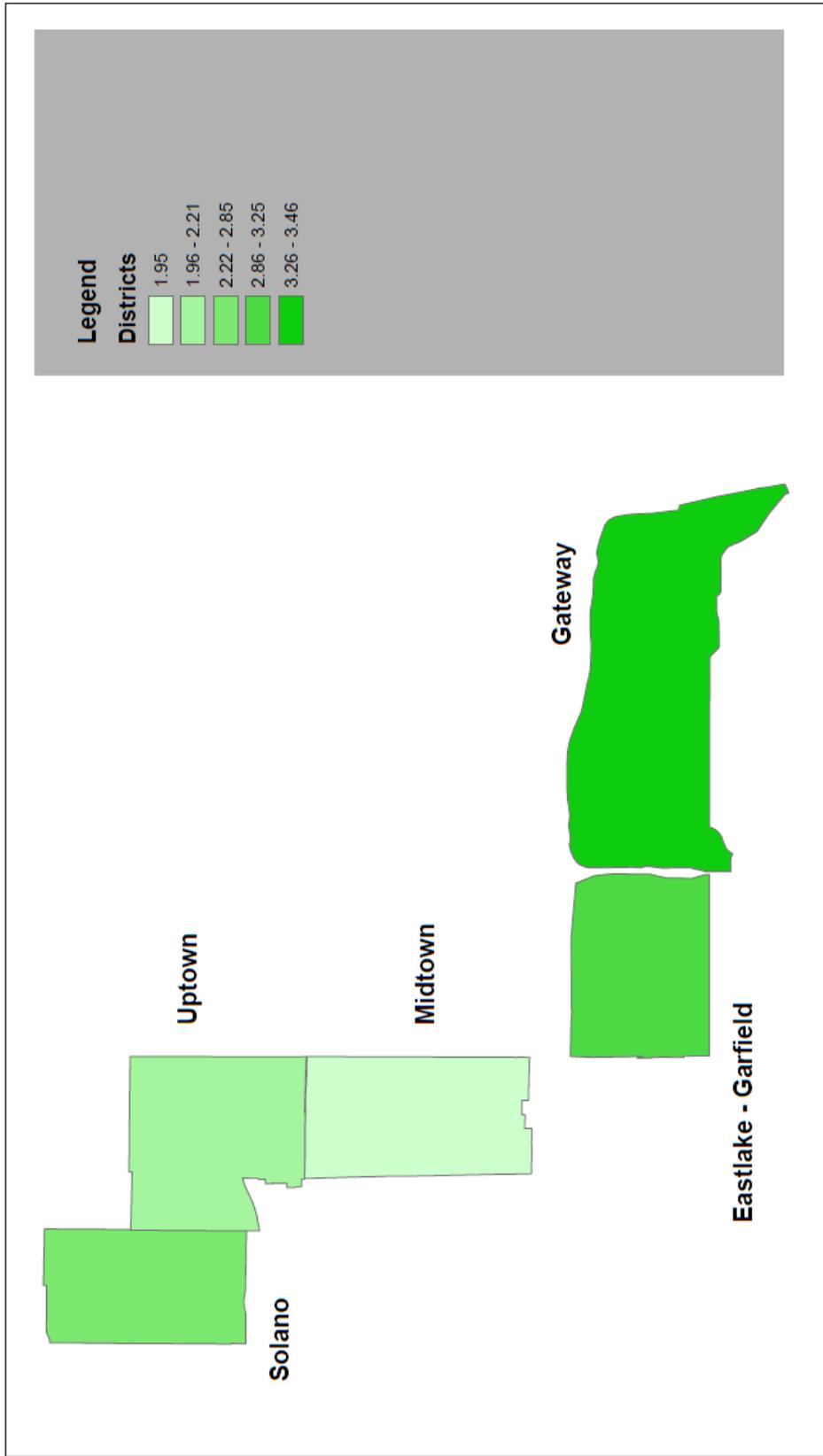


Figure 24. Year of household arrival to the Gateway District



**Reinvent PHX**  
All 5 Districts  
Average Household Size

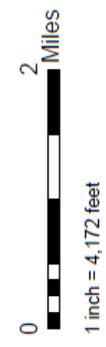


Figure 25. Average household size in the five districts.

## Zoning and Land Use

Figure 26 shows Gateway's current zoning. Figure 27 shows the substantial amount of vacant land in the district.

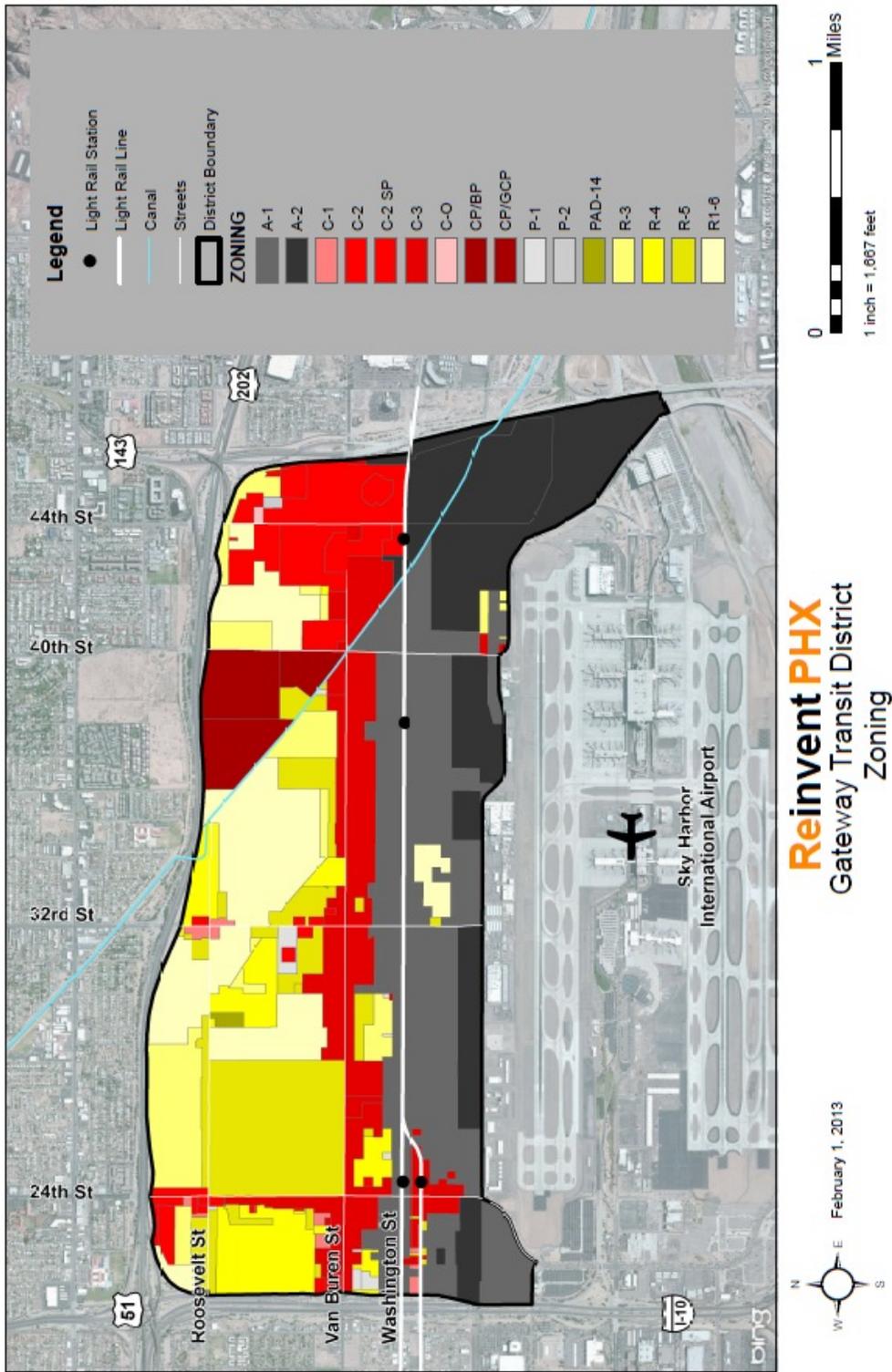


Figure 26: Gateway existing zoning

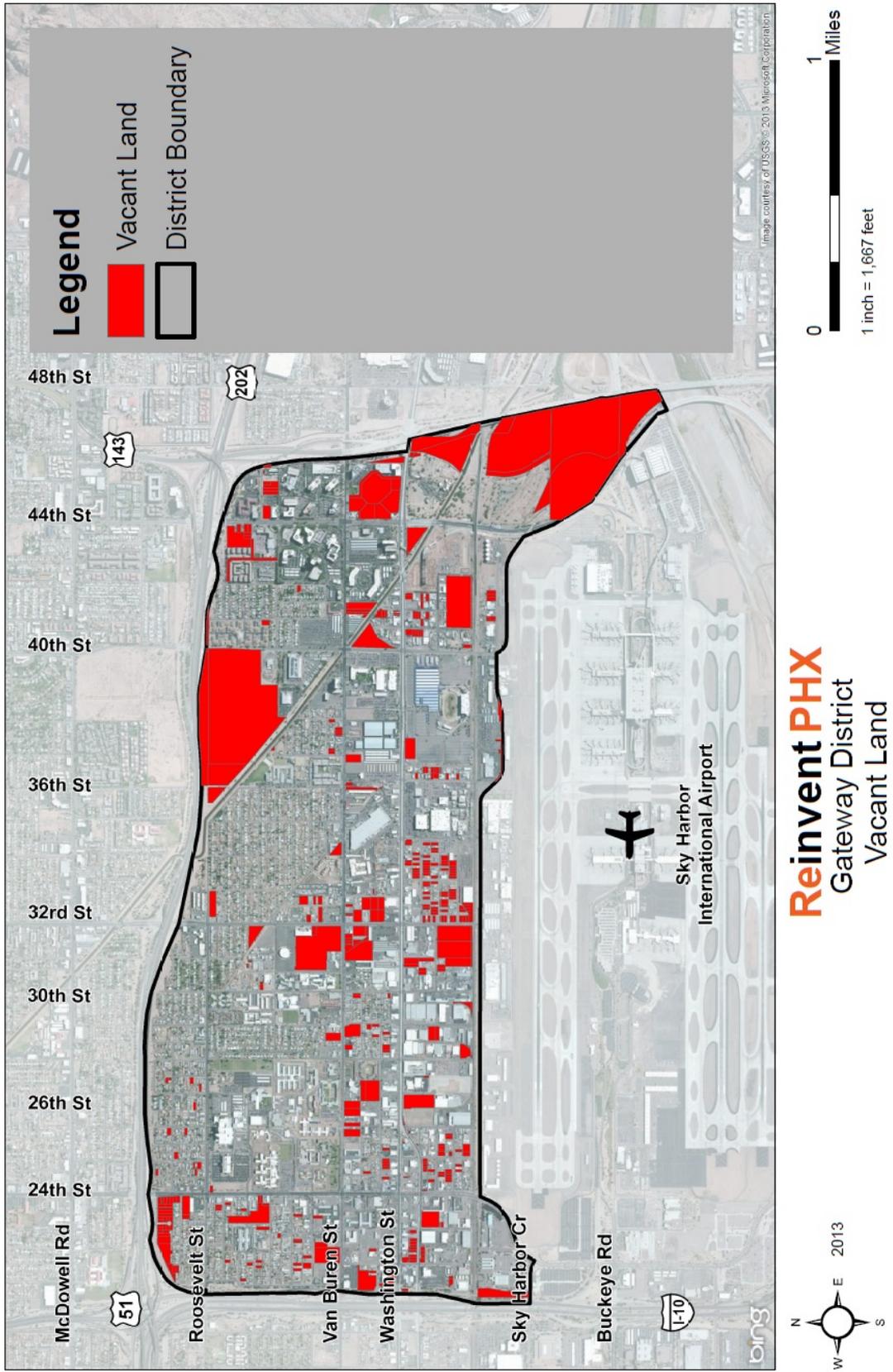


Figure 27: Vacant land in the Gateway District

## Historical Parcels

Figure 28 displays the location of historic parcels in Gateway. There are relatively few protected parcels in the district. On the other hand, the sparse clustering of historic residential properties along Van Buren Street

suggests that historic preservation concerns will not be a major barrier to Gateway's development. The large historic parcel in the southwest corner of the District is the Pueblo Grande Museum and Archaeological Park, which will not be targeted for redevelopment.

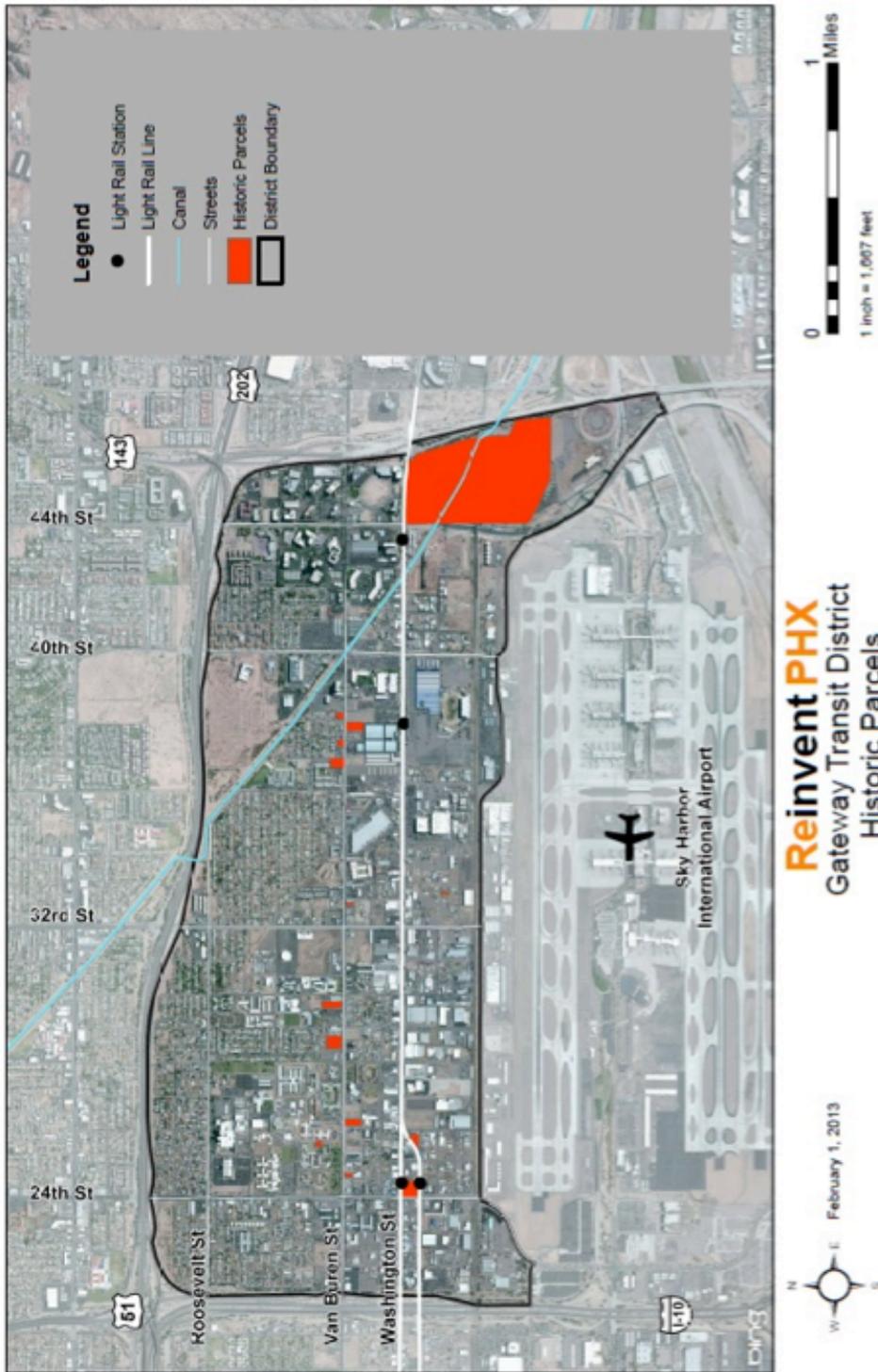


Figure 28: Gateway Historic Parcels

## Affordable Housing Projects

Figures 29 and 30 display the location of affordable housing projects and Section 8 vouchers in Gateway.

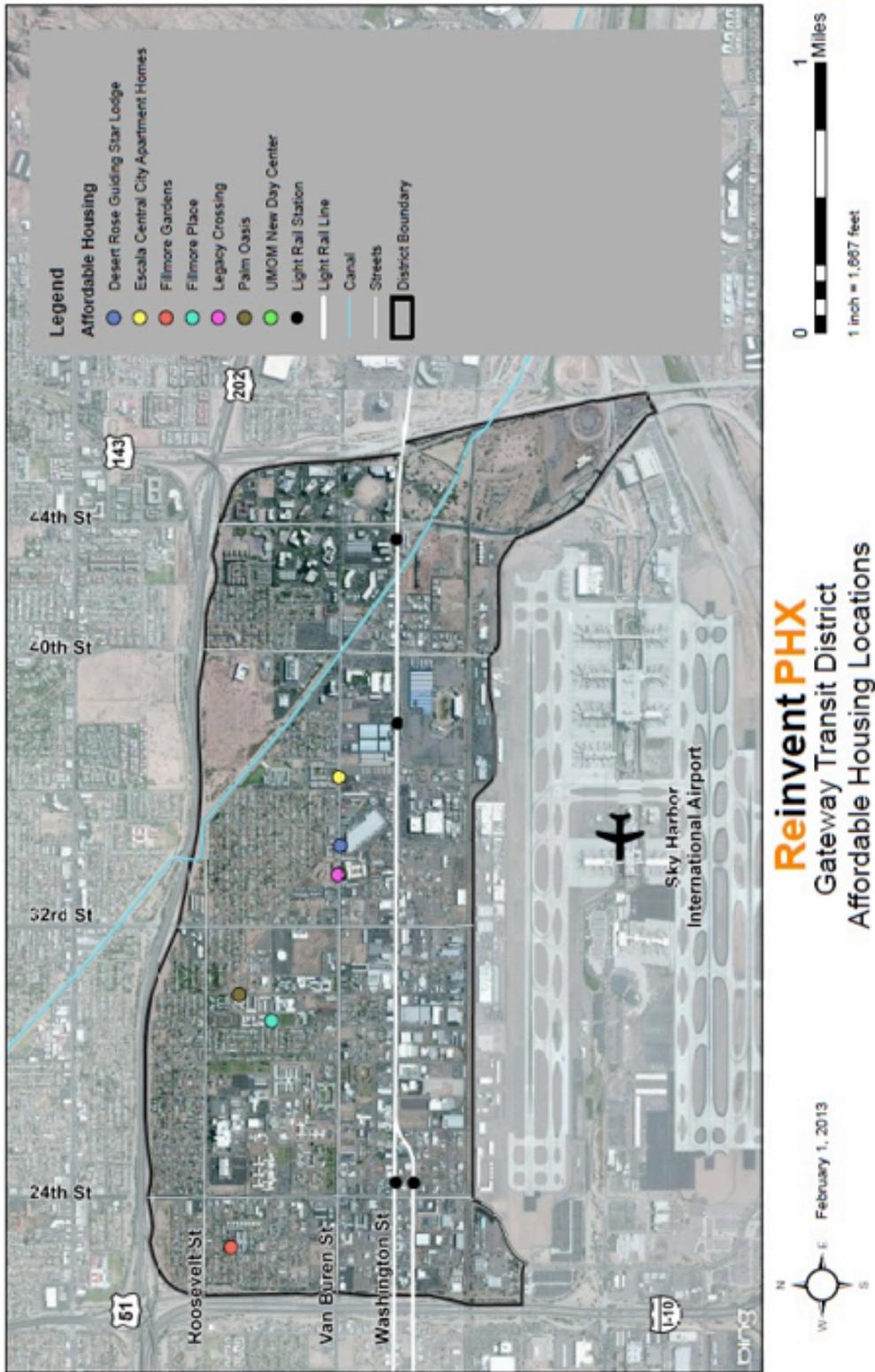


Figure 29: Gateway Affordable Housing Projects

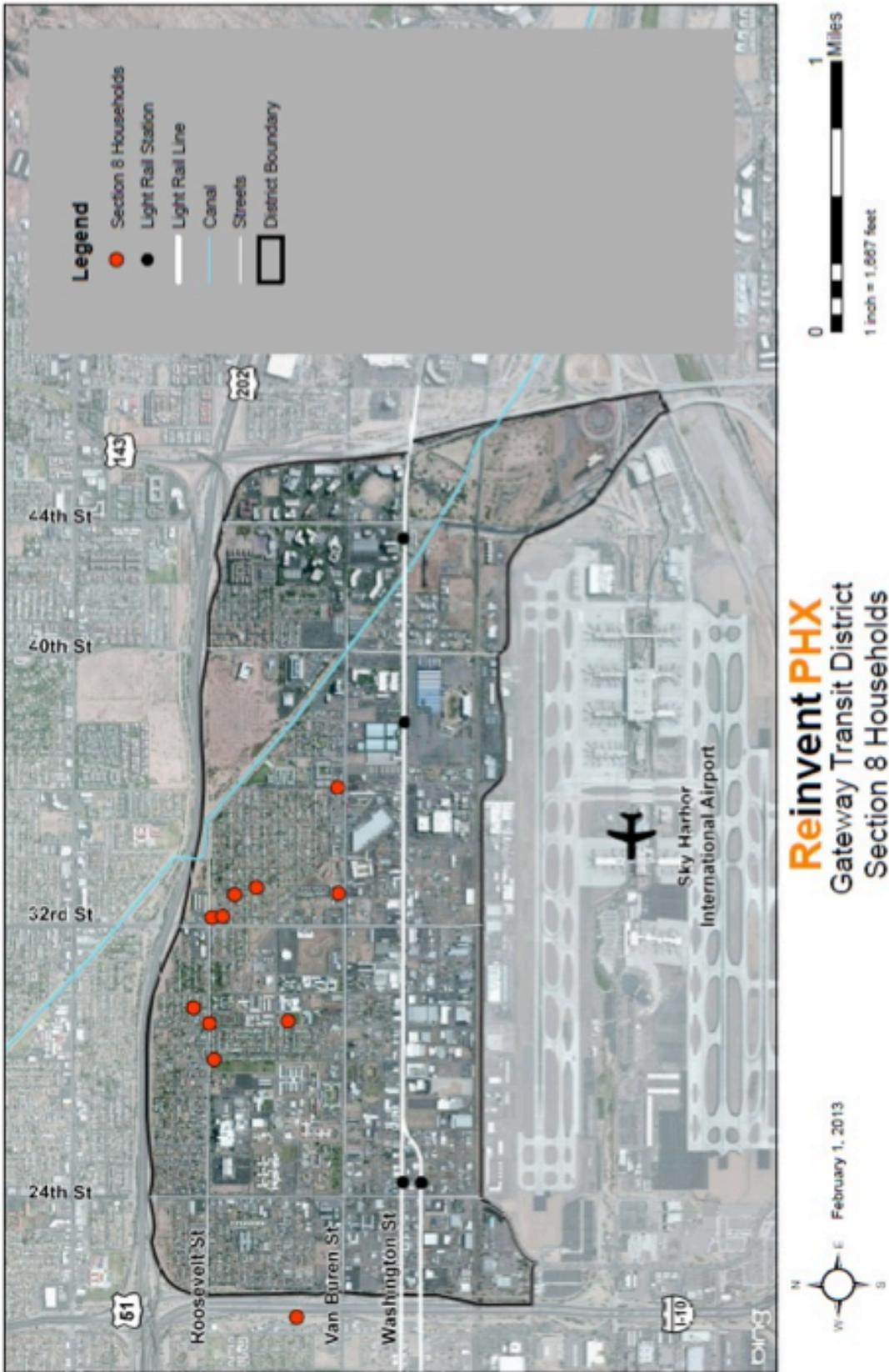


Figure 30: Gateway Section 8 Vouchers

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